

AGENDA
REGULAR CITY OF TILLAMOOK COUNCIL MEETING
~ MONDAY, May 7, 2012 AT 7:00 P.M. ~
TILLAMOOK CITY HALL, 210 LAUREL AVENUE
www.tillamookor.gov

5:00 P.M. WORKSHOP: Meet at old TLC Building 2101 5th Street at 5:00 pm

6:00 P.M. EXECUTIVE SESSION: Personnel and Property

7:00 P.M. CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

MINUTES: April 16, 2012

PROCLAMATIONS:

1. Letter Carrier Annual Food Drive – May 12, 2011

PRESENTATIONS:

1. Beautification, Property Improvement Award

CITIZENS HEARING/AUDIENCE COMMENTS – Non Agenda Items

(This is the time reserved for citizens to address the Council on matters related to city government and properly the object of Council consideration. Time is limited to five (5) minutes for each speaker, unless the Council decides prior to the citizen hearings period to allocate more or less time. The purpose of the citizen hearings period is to provide citizens an opportunity to be heard by the council, primarily on issues not on the agenda).

PUBLIC HEARINGS:

1. TURA Plan Amendment
2. TRT Program

NEW BUSINESS:

1. Economic Opportunity Analysis Consultant Recommendation
2. Consent to sign Ash Street and Second Street Vacation Request
3. Beautification Committee Recommendation for Showcase Floral Display
4. Public Works Recommendation to place 4- way Stop Signs at 4th St. and Laurel
5. Budget Committee Membership

PENDING BUSINESS:

LEGISLATIVE:

1. ORDINANCE # 1267 – FIRST READING - AN ORDINANCE MAKING CERTAIN DETERMINATIONS AND FINDINGS RELATING TO AND APPROVING THE THIRD AMENDMENT (SUBSTANTIAL) TO THE TILLAMOOK URBAN RENEWAL PLAN

COUNCIL CONCERNS – Non-Agenda Items

MONTHLY REPORTS:

1. Police Chief
2. City Planner
3. Public Works Director
4. Mayor – verbal report

COMMITTEE REPORTS:

1. Beautification Committee
2. Public Works Committee

STAFF COMMUNICATIONS/CORRESPONDENCE/DISCUSSION:**AUTHORIZATION TO PAY BILLS****ADJOURNMENT**

THIS IS A PUBLIC MEETING PER ORS CHAPTER 192. THE CITY COUNCIL RESERVES THE RIGHT TO CALL AN EXECUTIVE SESSION PER ORS 192.660. CITY HALL IS HANDICAP ACCESSIBLE. PLEASE CONTACT THE OFFICE OF THE CITY MANAGER SHOULD SPECIAL ACCOMMODATIONS BE REQUIRED. CITIZENS WITH VISUAL OR MANUAL IMPAIRMENTS MAY CONTACT THE OREGON RELAY SERVICE BY PHONING 1-800-648-3458 (TDD) OR 1-800-848-4442 (VOICE). THE CITY OF TILLAMOOK IS AN EQUAL OPPORTUNITY PROVIDER AND EMPLOYER.

City Meetings for May 2012:

1. Planning Commission: May 17, 2012 @ 7:00 p.m.
2. City Council: Monday, May 21, 2012 @ 7:00 p.m.
3. Tillamook Urban Renewal Agency (TURA): May 9, 2012 @ 5:30 p.m.
4. Holden Creek Group: May 10, 2012 @ 10:00 a.m.
5. Associations Committee: May 16, 2012 @ 5:30 p.m.

POSTED: May 4, 2012

City Hall * Tillamook County Courthouse * Tillamook Fire District * Tillamook County Library

CITY OF TILLAMOOK
City Hall, 210 Laurel Avenue
City Council Meeting Minutes
Monday, April 16, 2012

I. EXECUTIVE SESSION: Property Negotiations and Pending Litigation

II. WORKSHOP: PUD Line Relocation

III. CALL TO ORDER

Mayor Weber called to order the regular meeting of the Tillamook City Council at 7:08 p.m. on Monday, April 16, 2012 in City Hall at 210 Laurel Avenue in Tillamook, Oregon.

IV. ROLL CALL

City Recorder Donowho conducted a roll call. The following persons were present:

Mayor Suzanne Weber
Councilor Joe Martin
Councilor Matt Harris
Councilor Cheryl Davy
Councilor Steven Forster
Councilor John Sandusky
Councilor Doug Henson

Absent: None

Staff Present:

Paul Wyntergreen, City Manager
Abigail Donowho, City Recorder

Media Present:

Anthony Rimel, Headlight Herald
Jane Scott, Scott Productions

V. AGENDA

The posted agenda for the meeting of April 16, 2012 is attached and by this reference is made a part of the record.

VI. ADDITIONAL INFORMATION PROVIDED TO MEMBERS AFTER PACKET ISSUED: (Copies attached)

a.) Special Check Batch 04/16/2012 (Exhibit A)

VII. MINUTES

Council minutes for April 2, 2012 were included with the Council packets via email and hard copy. Councilor Sandusky moved to approve the minutes for April 2, 2012 as submitted. Councilor Henson seconded. The minutes were approved as submitted in Council packets unanimously by Council seated.

VIII. PRESENTATIONS

a) Councilor Joseph Martin's 30-Year Recognition—Mayor Weber presented Councilor Martin with a Certificate of appreciation for his 30 years of service as a Councilor of the City of Tillamook. Councilor Martin shared that he has only missed three meetings his entire career as a Councilor.

- b) **City Beautification Award**—Mayor Weber announced the Beautification award winner for the month of March 2012: Sunset Tans at 109 Main Avenue, Suite 3. The Salon has recently moved in to the downtown area and did a great job on the façade of their business. They will receive up to \$100 off of their water/sewer bill for March and an award certificate signed by the Mayor and City Manager.

IX. CITIZENS HEARING/AUDIENCE COMMENTS

- a) **Supplemental Budget Hearing for FY 2011-12**—Mayor Weber opened the supplemental budget hearing at 7:06 p.m. to begin with a Staff Report. City Manager Wyntergreen noted Resolution 1602 on the agenda to adopt a supplemental budget for the 2011-12 fiscal year. He outlined the items incorporated in the supplemental budget—primarily noting the Sewer Fund adjustment to reflect litigation expenses, and the Water Fund adjustment to reflect the loan for the purchase of the new City Shop property. Mayor Weber called for any testimony for or against the matter. No public comment was received by the City Recorder after advertisement. The hearing closed at 7:09 p.m.
- b) **Non Agenda Items**—None

X. NEW BUSINESS

- a) **Request for Authority to Submit Application from Tillamook PUD**—City Manager Wyntergreen explained that the request before the Council is to allow the PUD to submit an application for line relocation. The vote would not prejudice future votes. Mayor Weber asked for questions. Councilor Sandusky asked if this procedure was normal. Wyntergreen answered that this is not a “normal” process, but with PUD being a utility they are subject to asking land owners for permission to cross property. Councilor Sandusky moved to authorize the application for a conditional use permit to be submitted by PUD for line relocation. Councilor Martin seconded. Motion carried five to one (5-1), nay vote being cast by Councilor Davy.

XI. LEGISLATIVE

- a) **Resolution #1602—A Resolution for Supplemental Budget Authorizing the Appropriation of Funds for Fiscal Year 2011-12**—City Manager Wyntergreen asked if there were any questions regarding the proposed supplemental budget. Councilor Forster noted a miscellaneous fee on page 7. Wyntergreen clarified this was the \$25,000 for the playground equipment at Goodspeed Park from TURA and Robert Riggert. Councilor Martin moved to approve Resolution Number 1602, a Resolution for Supplemental Budget Authorizing the Appropriation of Funds for Fiscal Year 2011-12. Councilor Sandusky seconded. Motion carried unanimously by Council seated.
- b) **Resolution #1603—A Resolution Authorizing a Loan Between Funds to Purchase a City Shop**—City Manager Wyntergreen reminded the Council the proceeds from the purchase of the old City Shops and other monies owed to the Street Division would be used toward the purchase price. The fund loan will have a 5-year term with a 2% interest rate (lower than commercial, but higher than water fund interest), the budget will reflect the amortization in May. There is no prepayment penalty so the City could pay off the loan more quickly if funds are available. Councilor Sandusky clarified that the City has the \$300,000 cash, and the loan will make up the remaining \$300,000 of the purchase price. Councilor Forster moved to approve Resolution Number 1603—A Resolution Authorizing a Loan Between Funds to Purchase a City Shop. Councilor Davy seconded. Motion carried unanimously by Council seated.
- c) **Ordinance #1266—Second Reading—An Ordinance Repealing Ordinance #1230 and Replacing with a New Tree Ordinance**—Councilor Harris moved to have a second reading of Ordinance number 1266, an Ordinance Repealing Ordinance #1230 and Replacing with a New Tree Ordinance by title only. Councilor Sandusky seconded. Motion carried unanimously by council seated. City Recorder Donowho read Ordinance number 1266 by title only.

Councilor Forster moved to adopt Ordinance number 1266, an Ordinance Repealing Ordinance #1230 and Replacing with a New Tree Ordinance. Councilor martin seconded. The motion carried unanimously as outlined by the following roll call vote:

Councilor Joe Martin

Aye

Councilor Steven Forster

Aye

Councilor Matt Harris
Councilor Cheryl Davy

Aye
Aye

Councilor John Sandusky
Councilor Doug Henson

Aye
Aye

XII. COUNCIL CONCERNS

- a) Councilor Sandusky noted that everyone is on too many committees.

XIII. MONTHLY REPORTS

- a) **City Manager**—City Manager Wyntergreen noted that his time has been spent on working and reworking budget numbers. The building has been reorganized in response to the Council's concern that the front counter area appears vacant. He explained the nuances of the move. Purchase of the Kinsman property is in the works. The Hospital has turned in their proposal for the new clinic. The Planning Commission will address the proposal this Thursday night. Council will be required to sign off on the TURA boundary adjustment—will likely have a hearing on May 7, 2012. May 1, 2012 is the first budget hearing.
- b) **City Recorder**—City Recorder Donowho submitted a written report to the Council in the packet to outline the various activities that are presently taking place for the offices of Recorder, Treasurer, Municipal Court, and Human Resources. Mayor Weber asked about the codification draft. Donowho will distribute the draft for City Staff to review and note any necessary changes.
- c) **Finance Officer**—Mayor Weber noted the report from the Finance Officer.
- d) **Mayor**—Mayor Weber addressed the Council and stated that the TURA letters are in the packets and asked that they please review the material. TURA mailed a notice to the community regarding the changes to the Urban Renewal boundaries. In addition to the information received at the prior meeting regarding Parkinson's disease, the Parkinson's local support group meets on the 2nd Thursday each month. She will be attending an EDC Meeting on Tuesday morning. Arbor Day is next week—April 27th. There will be a memorial tree planting at 10:30 a.m. at Carnahan Park for Lloyd Fish, a local fisherman. The Grand opening of Goodspeed Park Playground will be on April 28th at 10:30 a.m. There will be a tree planting and ice cream to celebrate the new equipment provided through TURA and Robert Riggert's generous donation.

XIV. COMMITTEE REPORTS

- a) **Associations Committee**—Councilor Davy talked about the "Company's Coming" cleanup downtown during the first weekend in June. Participants will clean from First to Fifth Street. The next meeting will be on May 16, 2012 at 5:30 p.m. at City Hall.
- b) **Personnel Committee**—Councilor Sandusky reported on the meeting that took place earlier today. There was an update on the budget process, the healthcare package and associated costs to employees. The next meeting is scheduled for May 7, 2012 at 10:00 a.m. at City Hall.

XV. AUTHORIZATION TO PAY BILLS

The Finance Committee had reviewed the current bills prepared for payment. A copy of the voucher register is attached and by this reference is made a part of the record. Councilor Martin moved to pay the bills approved by the Committee. Councilor Sandusky seconded. Motion carried unanimously by Council seated. Bills were paid in the following total amount:

GENERAL CHECKING ACCOUNT

Special Batch 04/04/2012	Check #32055	\$ 5,000.00
Special Batch 04/10/2012	Check #32056	\$ 4,931.17
Special Batch 04/11/2012	Check #32057	\$ 50.00
A/P Batch 04/16/2012	Checks #32058-32175	\$ 108,349.80
Special Batch 04/16/2012	Check #32176	\$ 115.50

XVI. ADJOURNMENT

There being no further business, **Mayor Weber** adjourned the meeting at **7:38 p.m.**

Minutes approved by:

Suzanne Weber, Mayor

Date

Minutes submitted by:

Abigail Donowho, City Recorder

Date

PROCLAMATION

2012 Letter Carriers Food Drive Day

May 12th, 2012

WHEREAS, the National Association of Letter Carriers has responded to the continual needs of Food Banks throughout the United States by collecting donations from postal patrons on National Food Drive Day annually; AND

WHEREAS, the Postmaster of Tillamook and the letter carriers of Tillamook, both city and rural, working out of Tillamook Post Office 97141, have enthusiastically agreed to similarly collect donations in this area; AND

WHEREAS, the Oregon Food Bank - Tillamook County Services and its recipients gratefully endorse this splendid opportunity to replenish supplies which have been required to aid families who are suffering from the current economic conditions; AND

WHEREAS, this city has continually worked toward building a livable community that depends on the mutual support of all for the maximum security of each individual;

NOW THEREFORE, be it proclaimed that Saturday, May 12th, 2012 is hereby the 17th Annual "Letter Carriers Food Drive Day" in Tillamook 97141 for the purpose of encouraging all citizens to participate by having your canned food and securely packaged foodstuffs ready for pick up by your local letter carriers on that day.

Dated this 7th day of May, 2012

Suzanne Weber, Mayor, Tillamook City

City of Tillamook

Beautification, Property Improvement Nomination Form

The Mayor and each City Council Member may nominate one Residential or Commercial property each month for consideration for beautification, property improvement property of the month. Councilor(s) nominate properties from the ward they represent. If selected as the monthly winner, by the Beautification Selection Committee, the property will receive (1) One month of free water and sewer service from the City (not to exceed \$100.00). The Beautification Selection Committee shall be person(s) appointed by the Beautification Committee.

Completed Nomination Forms need to be submitted to the City Manager at the first City Council meeting of each month. The completed forms will then be forwarded to the Selection Committee for review and selection of winner for the month. The Committee Chair at the second Council Meeting of that month will announce the winner. Those properties not being selected, as a winner shall be reconsidered for each of the next two months, in addition to any new properties nominated, no matter which ward. After the two additional months, the property nomination form shall be pulled from the process until a new form is completed and submitted.

Property Address 1203 THIRD ST.

Property Owner/Resident(s) DALLON BEN FIELD

Ward# 1 Mayor/Councilor Submitting See memo Date 4-9-2012

Reason for Submission (Include description of work done, history, repair and other information helpful to Review Committee)

NICE LOCKING W/11 CAFE FORD
YARD

Date Reviewed (1) _____ (2) _____ (3) _____

Other _____

(Updated 4/07)

MEMO

TO: City of Tillamook
FROM: Elaine Howard
RE: Change in documents for proposed plan amendment
DATE: April 29, 2012

The Tillamook Urban Renewal Agency (TURA) has prepared an amendment to the Tillamook Urban Renewal Plan (Plan Amendment). This Plan Amendment was described to you in a memorandum earlier this month. As described earlier, the Plan Amendment contains many important projects for the City of Tillamook. The Plan Amendment brings additional acreage into the Tillamook Urban Renewal Plan Area (Area), including right of way which will allow for improvement to the streets and sidewalks in the Area.

On Friday, April 26, 2012 Don Hurd, the chairman of TURA, notified my firm that Bi-Mart has terminated their interest in the development in Tillamook. This change has consequences for the proposed Plan Amendment. Those consequences are outlined below.

1. As the financial projections were predicated on the Bi-Mart development, the financial portions of the Plan Amendment have been re-done to reflect this change.
2. The updated financial analysis shows that the dollar allocations to projects are reduced. This happens because the Area is receiving less increment on an annual basis and the inflation factor influences the costs of projects as you move them out in the Plan. TURA is not able to do as many projects earlier in the life of the Plan, so they are more expensive when they actually get to them. The new allocations are shown on Table 16 of the Report, page 20.
3. The Plan is projected to take an additional year to reach maximum indebtedness beyond the projections in the present documents. This is due to

the decreased tax increment revenues as a result of the loss of the Bi-Mart development.

4. Due to the increased year of life of the Plan, and the loss of the assessed value projections from the Bi Mart proposal, the impacts on the taxing districts are different from the impacts shown in the existing documents and in the letter sent to the taxing districts. The district is projected to go one additional year in length. The letter you received earlier stated the district is projected to end in FY 2032. The new projections show the district would end in FY 2033. The revised table is Exhibit A to this document and in the revised Report of the Plan Amendment.
5. The total projected revenues foregone as a result of the Amendment are shown below. These are lower than those projected in the prior memorandum. This is because the tax revenues anticipated from the Bi-Mart proposal are no longer considered in this analysis. Table 1 reflects the prior information and the revised calculations.

Table 1 - Projected Impact to Taxing Districts

Taxing District	Total Revised	NPV Revised	Total Prior	NPV Prior
Tillamook County	\$1,016,240	\$358,037	\$1,362,281	\$511,950
Tillamook School District	\$2,747,697	\$968,059	\$3,683,322	\$1,384,208
NW Regional ESD	\$82,916	\$29,213	\$111,145	\$41,768
Tillamook Bay CC	\$142,102	\$50,065	\$190,492	\$71,588
City of Tillamook	\$913,852	\$315,128	\$913,852	\$315,128
Fairview Water District	\$8,794	\$3,774	\$36,292	\$16,005
Tillamook Fire District	\$377,311	\$132,934	\$505,793	\$190,081
Port of Tillamook	\$19,623	\$6,915	\$26,305	\$9,887
4H Extension	\$37,198	\$13,104	\$49,863	\$18,738
EMCD-911	\$101,512	\$35,765	\$136,076	\$51,138
Tillamook Transportation	\$107,816	\$37,984	\$144,530	\$54,314
Total	\$5,555,065	\$1,950,978	7,159,962	2,664,808

Table 2 shows the projected impacts to tax revenues to the taxing districts once urban renewal is terminated in FY 2033.

Table 2 - Projected Impact to Taxing District after Termination of Urban Renewal

Taxing District	FY 2034 Estimates
Tillamook County	\$227,793
Tillamook School District	\$615,904
NW Regional ESD	\$18,585
Tillamook Bay CC	\$31,853
City of Tillamook	\$210,956
Fairview Water District	\$1,378
Tillamook Fire District	\$84,575
Port of Tillamook	\$4,398
4H Extension	\$8,338
EMCD-911	\$22,754
Tillamook Transportation	\$24,167
Total	\$1,250,701

While it is anticipated that the property on Highway 6 will develop in the life of the Plan, our financial projections must take into account the present circumstances. If the property does develop, the result will be that TURA will be able to do projects earlier in the Plan and be able to then allocate more funding to those projects, within the constraints of their maximum indebtedness.

TURA has been working on this Plan Amendment for over a year. The City Council hearing in the Plan Amendment is scheduled for May 7. We are hoping to stick to that schedule. If you have any questions, or would like this explained further, please contact one of us:

Paul Wyntergreen, City Manager, 503- 842-2472 Ext 3460, pwyntergreen@tillamookor.gov

Debbi Reeves, Executive Assistant to the City Manager and Tillamook Urban Renewal,

503-842-2472 Ext. 3453, dreeves@tillamookor.gov

Don Hurd, Tillamook Urban Renewal Chairman, 503-842-7161
hurdsupholstery@embarqmail.com

Attachments:

- A. Revised Report on the Tillamook Urban Renewal Plan Amendment 3

Exhibit A - Impacts on Taxing
Jurisdictions

Year	TILLAMOOK COUNTY	SCHOOL DIST 9	NW REGIONAL ESD	TILLAMOOK BAY CC	CITY OF TILLAMOOK	FAIRVIEW WATER DISTRICT	TILLAMOOK FIRE DIST	PORT TILLAMOOK BAY	4H-EXTENSION SD	EMCD-911	Total
2012	\$1,885,100	\$5,096,900	\$0	\$0	\$1,802,100	\$0	\$0	\$0	\$0	\$0	\$10,544,900
2013	\$1,791,000	\$4,844,000	\$146,000	\$250,000	\$314,000	\$146,000	\$666,000	\$35,000	\$65,000	\$180,000	\$8,626,000
2014	\$1,902,000	\$5,147,000	\$155,000	\$267,000	\$372,000	\$149,000	\$707,000	\$37,000	\$68,000	\$189,000	\$9,197,000
2015	\$2,018,000	\$5,458,000	\$165,000	\$282,000	\$433,000	\$154,000	\$751,000	\$40,000	\$74,000	\$203,000	\$9,790,000
2016	\$2,139,000	\$5,782,000	\$174,000	\$299,000	\$494,000	\$160,000	\$795,000	\$42,000	\$77,000	\$215,000	\$10,403,000
2017	\$2,262,000	\$6,117,000	\$185,000	\$317,000	\$559,000	\$166,000	\$839,000	\$44,000	\$84,000	\$225,000	\$11,037,000
2018	\$2,390,000	\$6,464,000	\$195,000	\$334,000	\$625,000	\$171,000	\$888,000	\$47,000	\$86,000	\$238,000	\$11,695,000
2019	\$2,524,000	\$6,823,000	\$207,000	\$353,000	\$694,000	\$177,000	\$937,000	\$49,000	\$92,000	\$251,000	\$12,374,000
2020	\$2,661,000	\$7,193,000	\$216,000	\$372,000	\$766,000	\$183,000	\$988,000	\$51,000	\$97,000	\$266,000	\$13,077,000
2021	\$2,804,000	\$7,579,000	\$229,000	\$391,000	\$839,000	\$190,000	\$1,040,000	\$54,000	\$103,000	\$279,000	\$13,804,000
2022	\$2,950,000	\$7,976,000	\$241,000	\$412,000	\$915,000	\$197,000	\$1,095,000	\$58,000	\$108,000	\$295,000	\$14,559,000
2023	\$3,102,000	\$8,387,000	\$253,000	\$433,000	\$994,000	\$203,000	\$1,152,000	\$59,000	\$114,000	\$310,000	\$15,339,000
2024	\$3,260,000	\$8,813,000	\$267,000	\$456,000	\$1,075,000	\$211,000	\$1,210,000	\$63,000	\$118,000	\$326,000	\$16,146,000
2025	\$3,423,000	\$9,255,000	\$279,000	\$479,000	\$1,161,000	\$219,000	\$1,271,000	\$66,000	\$126,000	\$342,000	\$16,981,000
2026	\$3,592,000	\$9,710,000	\$294,000	\$503,000	\$1,247,000	\$226,000	\$1,333,000	\$69,000	\$133,000	\$359,000	\$17,847,000
2027	\$3,766,000	\$10,184,000	\$307,000	\$526,000	\$1,338,000	\$233,000	\$1,399,000	\$72,000	\$138,000	\$376,000	\$18,741,000
2028	\$3,947,000	\$10,673,000	\$322,000	\$551,000	\$1,431,000	\$242,000	\$1,465,000	\$75,000	\$145,000	\$395,000	\$19,667,000
2029	\$4,139,000	\$11,173,000	\$339,000	\$576,000	\$1,524,000	\$251,000	\$1,550,000	\$78,000	\$153,000	\$414,000	\$20,614,000
2030	\$4,340,000	\$11,687,000	\$353,000	\$601,000	\$1,621,000	\$261,000	\$1,621,000	\$81,000	\$161,000	\$434,000	\$21,614,000
2031	\$4,549,000	\$12,215,000	\$368,000	\$627,000	\$1,700,000	\$271,000	\$1,700,000	\$84,000	\$170,000	\$454,000	\$22,615,000
2032	\$4,766,000	\$12,757,000	\$383,000	\$654,000	\$1,781,000	\$281,000	\$1,781,000	\$87,000	\$179,000	\$474,000	\$23,616,000
2033	\$4,990,000	\$13,313,000	\$399,000	\$682,000	\$1,864,000	\$291,000	\$1,864,000	\$90,000	\$188,000	\$494,000	\$24,617,000
Total	\$1,016,240	\$2,747,697	\$82,916	\$142,102	\$913,852	\$8,794	\$37,311	\$19,623	\$37,198	\$101,512	\$5,555,065
NPV	\$358,037	\$968,059	\$29,213	\$50,065	\$315,128	\$3,774	\$132,934	\$6,915	\$13,104	\$35,765	\$1,950,978

ORDINANCE #1267

AN ORDINANCE MAKING CERTAIN DETERMINATIONS AND FINDINGS RELATING TO AND APPROVING THE THIRD AMENDMENT (SUBSTANTIAL) TO THE TILLAMOOK URBAN RENEWAL PLAN

WHEREAS, the City Council of the City of Tillamook approved the Tillamook Urban Renewal Plan by adoption of Ordinance No. 1266 on November 20, 2006, approving the publishing of the Urban Renewal Plan, which Plan has thereafter been amended two times. The Tillamook Urban Renewal Plan, as amended through the Second Amendment is referred to herein as the “Plan”; and

WHEREAS, the Urban Renewal Agency of the City of Tillamook (“Agency”), as the duly authorized and acting urban renewal agency of the City of Tillamook, Oregon, is proposing to change the Plan to increase the maximum indebtedness that may be incurred under the Plan, to add and delete acreage in the Plan, to update the projects in the Plan and to generally update the Plan (the “Amendment”). Such changes are proposed so that the original objectives in the Plan may be fully accomplished and the urban renewal projects called for in the Plan, as amended, may be completed; and

WHEREAS, under the terms of Section 1100 (Amendments to the Urban Renewal Plan) of the Plan and under state law an amendment adding acreage in excess of one percent of the original acreage of the Plan is a Substantial Amendment and requires the notice, hearing, and approval procedures required by ORS 457.095, and special notice as provided in ORS 457.120; and

WHEREAS, under the terms of Section 1100 (Amendments to the Urban Renewal Plan) of the Plan and under state law an amendment increasing the maximum indebtedness of the Plan is a Substantial Amendment and requires the notice, hearing, and approval procedures required by ORS 457.095, and special notice as provided in ORS 457.120; and

WHEREAS, the Amendment increases the maximum indebtedness of the Plan in an amount that does not exceed twenty percent of the original maximum indebtedness of the Plan, from \$12,228,000 to \$15,132,606, an increase of \$2,904,606 and makes certain other changes to bring the Plan up to date; and

WHEREAS, the Agency, pursuant to the requirements of ORS Chapter 457, has prepared the Amendment which is attached to this Ordinance as Exhibit A, and incorporated herein by this reference; and

WHEREAS, the Agency has caused the preparation of a Report accompanying the Amendment as required by ORS 457.085(3) (“Report”), which Report dated May 7, 2012 is attached to this Ordinance as Exhibit B and incorporated herein by this reference; and

WHEREAS, the Amendment removes properties and adds properties to the area of the Plan and makes certain other changes to bring the Plan up to date; and

WHEREAS, the Amendment and the Report were forwarded April 12, 2012 to the governing body of each taxing district affected by the Amendment, and the Agency has thereafter consulted and conferred with said districts; and

WHEREAS, the Amendment and the Report were forwarded to the City of Tillamook Planning Commission for recommendation, the Planning Commission considered the Amendment and Report on April 19, 2012 and voted that the Plan with the Amendment conformed with the Tillamook Comprehensive Plan and made a recommendation (Planning Commission Recommendation Exhibit C"); and

WHEREAS, on April 18, 2012 Agency representatives met with the Board of Commissioners of Tillamook County to review the Amendment; and

WHEREAS, the City Council has not received written recommendations from the governing bodies of the affected taxing districts; and

WHEREAS, on April 12, 2012 , 2012 the City caused notice of the hearing to be held before the City Council on the Amendment, including the required statements of ORS 457.120(3), to be mailed to postal patrons in the City of Tillamook and on May 1, 2012 posted notice of hearing in approved locations; and

WHEREAS, on May 7, 2012 the City Council held a public hearing to review and consider the Amendment, the Report, the Planning Commission Recommendation, and to receive public testimony; and

WHEREAS, after consideration of the record presented through this date, the City Council does by this Ordinance desire to approve the Amendment.

NOW THEREFORE, THE COUNCIL OF THE CITY OF TILLAMOOK HEREBY ORDAINS THAT:

Section 1. The Amendment complies with all requirements of ORS Chapter 457 and the specific criteria of 457.095(1) through (7), in that, based on the information provided in the Report, the Planning Commission Recommendation, and the public testimony before the City Council:

1. The process for the adoption of the Amendment, has been conducted in accordance with the provisions of Chapter 457 of the Oregon Revised Statutes;

2. The area designated in the Plan as the Tillamook Urban Renewal Area ("Area") is blighted, as defined by ORS 457.010(1) and continues to be eligible for inclusion within the Plan because of conditions described in the Report in the Section "Existing Physical, Social, and Economic Conditions and Impacts on Municipal Services", including the underdevelopment of property within the Area (ORS457.010(1)(g) and (h));

3. The rehabilitation and redevelopment described in the Amendment to be undertaken by the Agency is necessary to protect the public health, safety or welfare of the City because absent the completion of urban renewal projects, the Area will fail to contribute its fair share of property tax revenues to support City services and will fail to develop and/or redevelop according the goals of the City's Comprehensive Plan;

4. The Amendment conforms to the Tillamook Comprehensive Plan and provides an outline for accomplishing the projects described in the Plan, as more fully described in the Plan as amended by this Amendment and in the Planning Commission Recommendation;

5. No residential displacement will occur as a result of the acquisition and disposition of land and redevelopment activities proposed in the Amendment and therefore the Amendment does not include provisions to house displaced persons;

6. No acquisition of property is provided for in this Amendment.

7. Adoption and carrying out the Plan, as amended by this Amendment is economically sound and feasible in that eligible projects and activities will be funded by urban renewal tax revenues derived from a division of taxes pursuant to section 1c, Article IX of the Oregon Constitution and ORS 457.440 and other available funding as more fully described in the Section "Financial Analysis of the Plan" of the Report;

8. The City shall assume and complete any activities prescribed it by the Plan; and

9. The Agency consulted and conferred with affected overlapping taxing districts prior to the Plan being forwarded to the City Council.

Section 4: The Third Amendment to the Tillamook Urban Renewal Plan is hereby approved based upon review and consideration by the City Council of the Plan and Report, and the Planning Commission Recommendations, each of which is hereby accepted, and the public testimony in the record.

Section 5: The City Manager shall forward forthwith to the Agency a copy of this Ordinance.

Section 6: The Agency shall thereafter cause a copy of the Amendment to be recorded in the Records of Tillamook County, Oregon.

Section 7: The City Manager, in accordance with ORS 457.115, shall publish notice of the adoption of the Ordinance approving the Amendment, including the provisions of ORS 457.135, in the Tillamook Headlight Herald no later than four days following adoption of this Ordinance.

Section 8: The City Manager is authorized to prepare a cumulative, restated urban renewal plan incorporating the First through Third Amendments to the Plan.

PASSED 1st reading by the Tillamook City Council this _____ day of _____, 2012.

PASSED 2nd reading by the Tillamook City Council this _____ day of _____, 2012.

APPROVED by the Tillamook City Council this _____ day of _____, 2012.

Mayor Suzanne Weber

ATTEST:

City Recorder

Attachment: Exhibit A -- Tillamook Urban Renewal Plan Third Amendment
Exhibit B -- Report on the Tillamook Urban Renewal Plan Third Amendment
Exhibit C -- Tillamook Planning Commission Report and Recommendation

To: Tillamook City Council
From: Paul Wintergreen, City Manager
Re: Substantial Amendment, Amendment 3
Date: May 7, 2012

I. PURPOSE

This is a Tillamook Urban Renewal Plan Amendment (Amendment) to the Urban Renewal Plan (Plan) to add acreage to the Plan area, remove acreage from the Plan area, update the projects list, increase the maximum indebtedness, and update the financial projections for the Plan. The maximum indebtedness is the total amount to be spent on debt for projects and programs including administration through the life of the Plan.

Because the addition of land is more than 1% of the total area, and because the maximum indebtedness is being increased, the amendment is termed a substantial amendment. The Amendment also makes changes to sections of the Plan to update it to be in conformance with present statutory provisions, comprehensive plan and zoning changes and urban renewal best practices as well as updating the projects list.

II. BACKGROUND

The Tillamook Urban Renewal Plan was adopted on October 11, 2006 and has been amended twice. The present amendment will add a number of parcels to the Tillamook Urban Renewal Plan Area (Area) as identified below:

- Commercial property on Highway 6
- Parcels along Third Street anticipated for future commercial development
- The former Safeway property on Highway 101, presently owned by the City of Tillamook for future use as a park
- The former Tillamook RV Site on Highway 101, presently owned by the City of Tillamook for future use as a park
- Right of way throughout the city for future addition of curbs and sidewalks
- Child Care Center Site
- Significant portions of right of way

The properties to be removed are:

- Tillamook Hospital and parking lot
- City shops
- Hoquarton North Property
- ROW to the City Shop

These additions and removals are shown on Figure 1 and Table 3 of the Report. The proposed new Area, which includes the existing urban renewal area and the proposed additions and deletions, is shown in Figure 2. The only property being removed which has assessed value is the Tillamook General Hospital parking lot. This removal will reduce the frozen base of the Area and will have a very small impact on overall tax increment generation, which will be offset by the addition of properties to the Area.

The addition of the parcel on the northeast end of the Area fronting Highway 6 will allow the Agency to gain the property tax revenues from future development of the parcel. This will potentially mean a significant increase in tax increment revenues to the Agency, which will enable the agency to move some of the projects in the Plan forward in time.

The Agency is also requesting an increase in maximum indebtedness, the controlling factor in an urban renewal plan. The maximum indebtedness is to be increased by \$2,904,606, which is in conformance with ORS 457. This would increase the maximum indebtedness to \$15,132,606. The term of the Plan is estimated to be until FY 2033. The projected impacts to the taxing jurisdictions with and without the amendment are shown in Table 21 of the Report. The initial urban renewal plan did not take inflation into account when projecting the ability to complete the projects in the Plan. Due to this, there was insufficient funding under the initial maximum indebtedness to complete the projects identified in the Plan. These projects have been updated with updated cost figures and projected with an annual inflation rate of 3.5 percent

Additional projects which are anticipated as a result of the additions in this Amendment are curb and sidewalk improvements on the rights of way which are added in this Amendment. The projects list is shown in Table 16 in the Report.

III. AMENDMENTS TO TILLAMOOK URBAN RENEWAL PLAN

The Amendment is considered to be a substantial amendment, which requires the same procedure for adoption as a new Urban Renewal Plan, because it proposes increasing the maximum indebtedness of the district and adding property in excess of one percent of the original acreage of the Area and adding property in excess of one percent of the original acreage of the Area and adding property in excess of one percent of the original acreage of the Area.

There are also other changes to the Plan to bring it up to date with current best practices. The significant changes in the Plan are:

- Updating Section 100 The Urban Renewal Plan to list prior amendments and describe this Amendment.
- Updating Section 200 Citizen Participation to add information about Citizen Participation/ Public Input in this Amendment.
- Updating Section 300 Boundary Description to refer to this Amendment.
- Updating Section 400 Relationship to Local Objectives to update it to present standards.
- Updating Section 500 Proposed Land Uses to bring it up to date with current information.
- Updating Section 600 Outline of Development to correct verbiage.
- Updating Section 700 Description of Projects to be Undertaken to describe current projects.
- Updating Section 1200 Maximum Indebtedness to increase the maximum indebtedness to \$15,132,606.
- Adding to the Plan an Attachment B -- Comprehensive Plan Goals and Objectives to bring it up to date with the City's Comprehensive Plan

The Amendment is shown in Attachment A.

An updated Report (Attachment B) accompanies the Amendment. It follows the requirements of ORS 457 and analyzes, among other things, the continued existence of blight in the Area and the financial feasibility of the Plan.

IV. PROCESS FOR TILLAMOOK AMENDMENT

The process of adopting a substantial amendment to the Urban Renewal Plan consists of the following steps:

- Preparation of an Amendment, including the opportunity for citizen involvement.
- Forwarding a copy of the Amendment and the Report to the governing body of each taxing district. (The taxing districts letters were sent out on April 12, 2012.)
- Urban Renewal Agency review of the Amendment and accompanying Report and recommendation to forward the Proposed Amendment to City Council for adoption. (April 11, 2012)
- Review and recommendation by the Planning Commission. (April 19, 2012.)
- Notice to all citizens of Tillamook of a hearing before the City Council. (Notice was provided by mailing to a list, as specified in ORS 457.120, on April 12, 2012 and Notice posted at acceptable locations on May 1, 2012.)
- Hearing by City Council and adoption of the Amendment and accompanying Report by a non-emergency ordinance. The hearing and date set for vote by City Council is scheduled for May 7, 2012. The ordinance must be a non-emergency ordinance, which means that the ordinance does not take effect until 30 days after its approval and during that period of time may be referred to Tillamook voters if a sufficient number of signatures are obtained on a referral petition.
- Presentation to the Tillamook County Commission on May 9, 2012.

V. ORDINANCE ADOPTING THE PLAN

The ordinance adopting the Plan requires the City Council to make certain findings, which are listed in the last "Whereas" paragraph. These findings are based on various documents and events. The sentence below the finding describes its purpose in the ordinance. The findings are as follows.

1. The process for the adoption of the Amendment, a copy of which is attached hereto as Exhibit "A", and by this reference incorporated herein, has been conducted in accordance with State law and local ordinance;

As described in Section IV above, the City has followed the procedures as outlined by ORS 457.

2. The area designated in the Plan as the Tillamook ("Area") is blighted, as defined by ORS 457.010(1) and continues to be eligible for inclusion within the

Plan because of conditions described in the Report in the section “Existing Physical, Social and Economic Conditions and Impacts on Municipal Services”, including the underdevelopment of property within the Area (ORS 457.010(1)(g) and (h)) and the existence of inadequate streets and other rights of way, open spaces and utilities within the area (ORS 457.010(1)(e));

This is the basic justification for the Plan and the Council’s finding is meant to make that justification explicit.

3. The rehabilitation and redevelopment described in the Amendment to be undertaken by the Agency is necessary to protect the public health, safety and welfare of the City because, absent the completion of the urban renewal projects, the Area will fail to contribute its fair share of property tax revenues to support City services and will fail to develop and/or redevelop according the goals of the City’s Comprehensive Plan;

This finding states the public purpose of the Plan, which is for the property in the Area to develop and redevelop according to the Comprehensive Plan. Property which is not developed or not fully developed and/or is unoccupied does not contribute as much property taxes as fully developed property. The improvement of property in the Area will add to the tax base in the Area and further support additional economic activity in the Area.

4. The Amendment conforms to the Tillamook Comprehensive Plan and provides an outline for accomplishing the projects described in the Plan, as more fully described in the Plan as amended by this Amendment and the Planning Commission Recommendation;

This finding is supported by Attachment B - Description of Projects to be Undertaken- of the Plan and the Planning Commission’s conclusion that the Plan conforms to the City’s Comprehensive Plan.

5. No residential displacement will occur as a result of the acquisition and disposition of land and redevelopment activities proposed in the Amendment and therefore the Amendment does not include provisions to house displaced persons;

The Plan does not contemplate acquisition of property that would displace residents or businesses. Should the Plan be amended to include such acquisition, the Agency would be obligated to provide relocation assistance.

6. No acquisition of real property is provided for in the Amendment; or

7. Adoption and carrying out the Plan is economically sound and feasible in that funds are available to complete the Plan projects using urban renewal tax

increment revenues derived from a division of taxes pursuant to section 1c, Article IX of the Oregon Constitution and ORS 457.440, and other available funding as fully described in the Section "Financial Analysis of the Plan" of the Report;

The Report contains information on the projected revenues and projected expenditures under the Plan and supports a finding that the Plan is economically sound and feasible.

8. The City shall assume and complete activities prescribed to it by the Plan;

The Plan does not prescribe specific activities to the City.

9. The Agency consulted and conferred with affected overlapping taxing districts prior to the Amendment being forwarded to the City Council.

The Agency sent a copy of the Amendment and the Report to the affected overlapping taxing districts on April 12, 2012. The letter included an invitation to provide comments in writing on the Amendment and Report.

The ordinance also calls for publication of a notice that the Council has adopted the ordinance, for the recording of the Plan by the Tillamook County Clerk and for transmitting the Plan to the Tillamook County Assessor.

VI. STAFF RECOMMENDATION

Staff recommends that the Tillamook City Council adopt the ordinance approving the Third Amendment to the Tillamook Urban Renewal Plan.

Attachments:

- A. Substantial Amendment, Amendment 3 to Tillamook Urban Renewal Plan
- B. Report Accompanying Amendment 3
- C. Planning Commission Report and Recommendation

**REPORT ACCOMPANYING
TILLAMOOK URBAN RENEWAL PLAN
AMENDMENT**

Prepared for the City of Tillamook

May 7, 2012

City of Tillamook

Suzanne Weber, Mayor

City Councilors

Joseph Martin, Ward 1

Matt Harris, Ward 2

Cheryl Davy Ward 3

Steve Forster, Ward 4

John Sandusky, Ward 5

Doug Henson, Ward 6

Paul Wyntergreen, City Manager

Debbi Reeves, Executive Assistant to City Manager and
Tillamook Urban Renewal Agency

David Mattison, City Planner

Arley Sullivan, Public Works Director

Wendy Schink, Tillamook County Assessment and Taxation

Tillamook Urban Renewal Agency

Don Hurd, Chairman

Carolyn Decker, Vice Chairman

Alene Allen

Lynda Casey

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Leslie Vanden Bos, editing

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INTRODUCTION

The Report on the Amendment to the Tillamook Urban Renewal Plan (Report) contains background information and project details pertaining to the Tillamook Urban Renewal Plan (Plan). The Report is not a legal part of the Plan, but is intended to provide public information and a basis for the findings made by the Tillamook City Council as part of its approval of the amendment to the Plan.

The Report provides the information required in ORS 457.085(3). The format of the Report is based on this statute.

The Tillamook Urban Renewal Plan was established in October of 2006, and was amended in September 2009 and December of 2009. A third amendment - detailed in this report - will increase the maximum indebtedness of the Plan, add and delete property in the urban renewal area (URA), and update the project lists as well as the financial projections. The updated project list does not add new project categories, but does change the proposed allocation of funding to the project areas, as shown in Table 15.

As the additions of property are in excess of 1% of the original acreage of the area, and there is a proposal to increase the maximum indebtedness, this will be considered a substantial amendment, and will require a City Council vote on a non-emergency ordinance.

The limitations of acreage changes for the urban renewal area are shown in Table 1. The proposed changes are shown in Table 2. The properties being added and removed are shown in Table 3 and Figure 1. The additions are within the 20% of the original plan area limit. The proposed new boundary is shown in Figure 2. The property in the Tillamook Urban Renewal Plan as amended by this third amendment will be called the "Area."

Table 1 - Limitations on Acreage

	Acres
Acres of Tillamook Urban Renewal Area	250.46
20% limitation on increase	0.20
Total amount Area can increase	50.09
Acreage of City	1,121
Limitation on 25% of urban renewal to City acreage(1121 acres in City/.25)	280.25

The properties being added are:

- Parcels in the commercial development parcel on Highway 6
- Parcels along Third Street anticipated for future commercial development
- The former Safeway property on Highway 101, presently owned by the City of Tillamook for future use as a park
- The former Tillamook RV Site on Highway 101, presently owned by the City of Tillamook for future use as a park
- Right of way throughout the city for future addition of curbs and sidewalks
- Child Care Center site

The properties being removed are:

-
- Tillamook Hospital and parking lot
- City shops
- Hoquarton North Property

Table 2 – Acreage Proposed Changes

Acres	
Acres of Tillamook urban renewal area	250.46
Acreage removed	24.14
Sub total	226.32
Acreage added	49.83
Total acreage	276.15

Table 3 – Properties Added and Removed

Removed	Acres	Added	Acres
1S0930BB00900 Hoquarton North	19.15	ROW Old Tillamook RV Site	0.52
1S1025AC04400 City Shops	1.01	ROW to Former Safeway	1.19
1S1025AC04700 Hospital	2.64	ROW Stillwell/9th	3.90
1S1025AC04800 Hospital parking lot	.68	ROW 12th, Main to Miller, CCC	2.85
ROW* City Shops	.66	ROW Evergreen/12th/Marolf	5.85
		ROW Meadow/Dogwood	1.77
Total removed	24.14	ROW Hwy 101 S. Gateway	1.29
		ROW 12 th Gateway to Child Care Center	3.75
		1S0929-00-00205 (Neal)	5.06
		1S0930-BB-00400 (City of Tillamook: Safeway)	5.33
		01S0930DB01506 (Schmitz)	0.73
		1S0919C001400 (City of Tillamook: RV)	1.47
		01S0929CB01200 (Wilks)	0.99
		01S0929CB01101 (Wilks)	1.27
		01S0929AC00700 (Henderson)	0.46
		01S0929AC01500 (Lewallen)	0.46
		01S0929AC01200 (Faudskar)	0.46
		01S0929AC01400 (Wyss)	0.46
		01S0929AC01300 (Hayes)	0.46
		01S0929AC01100 (Naegeli)	1.57
		01S0929AC00900 (Naegeli)	4.62
		01S0929AC00800 (J Brunson)	0.20
		01S0929AC01000 (P Brunson)	3.57
		1S0930CD04000 (Child Care Center)	1.58
		Total added	49.83

Source: City of Tillamook, Tillamook County GIS *Right of way

Figure 1 - Tillamook Urban Renewal Plan Additions and Deletions

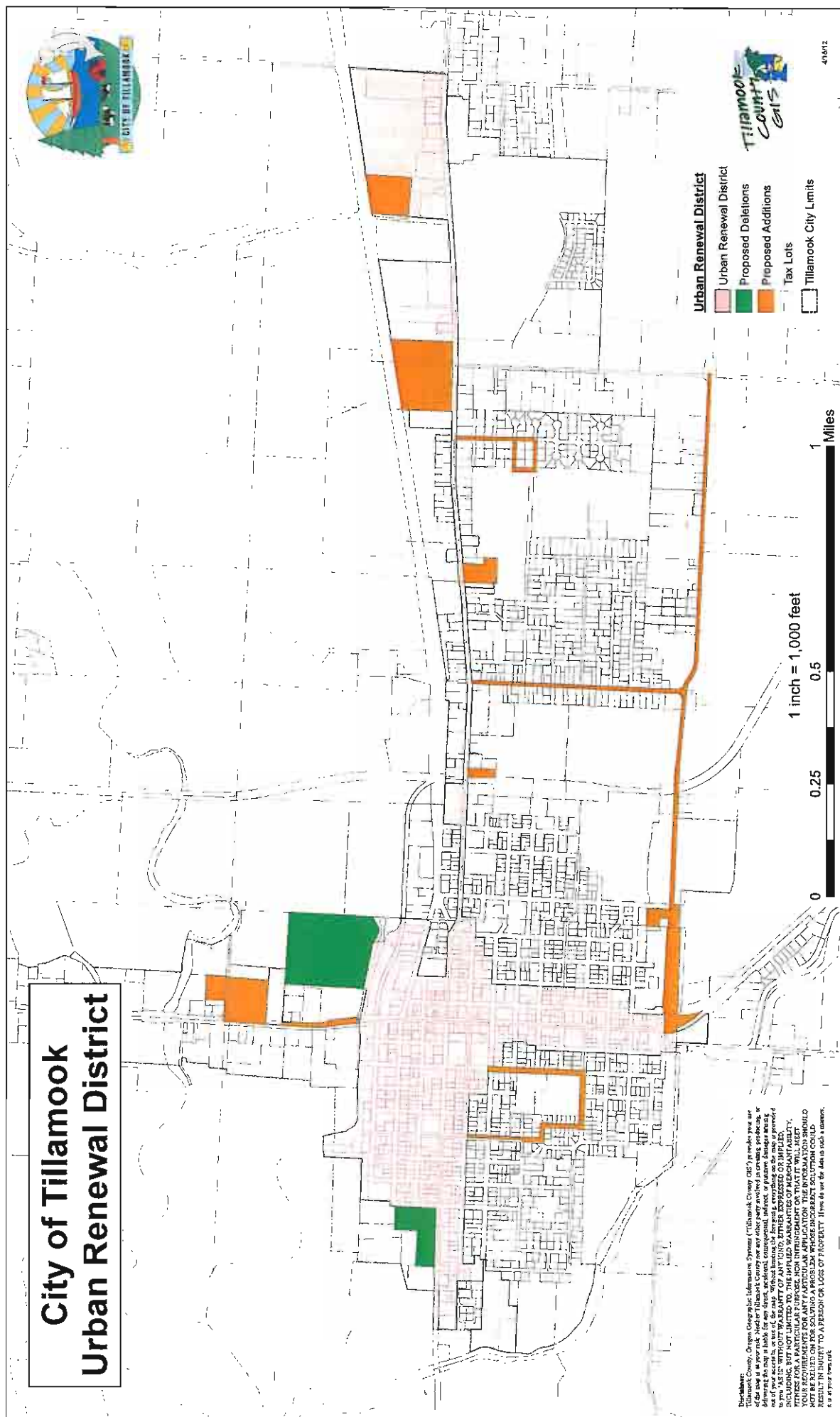
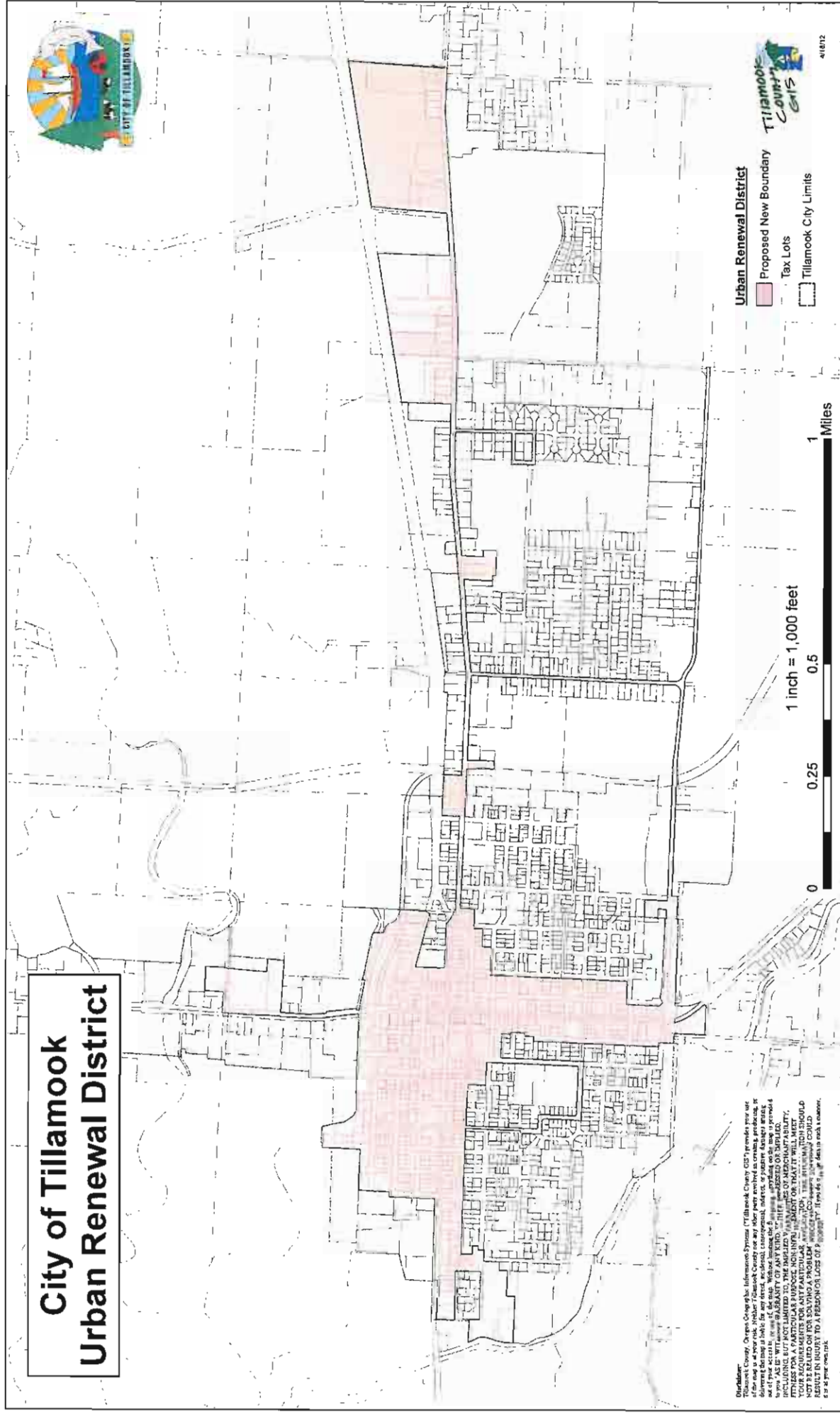


Figure 2 - Tillamook Urban Renewal Area



EXISTING PHYSICAL, SOCIAL, AND ECONOMIC CONDITIONS AND IMPACTS ON MUNICIPAL SERVICES

This section of the Report describes existing conditions within the Tillamook Urban Renewal Area, and documents the occurrence of “blighted areas,” as defined by ORS 457.010(1).

Physical Conditions

Land Use

The Area, shown in Figure 1 above, contains 486 parcels, including 61 exempt and 425 non-exempt properties. The Area consists of 194197.27 acres in parcels and 78.88 acres of right of way, for a total size of 276.15 acres.

An analysis of property classification data from the Tillamook County Assessment and Taxation database was used to determine the land use designation of parcels in the Area. The largest use of land in the Area is Improved Commercial, and accounts for 28.86% of Area parcel acreage. The two uses most closely following this are Tax-Exempt, which comprises 24.51% of the Area parcel acreage and Residential – Improved, which comprises 16.91% of Area parcel acreage. Commercial – Vacant comprises 17.96% of Area parcel acreage. In total, vacant lands account for 22.49% of the Area’s acreage, a clear indicator of blight. Table 4, below, shows the full distribution of land use, both by parcel and acreage.

Table 4 – Existing Land Use of Area

Land Use	Parcels	Acreage	% of Total Acreage
Commercial – Improved	180	56.93	28.86%
Tax Exempt	61	48.35	24.51%
Residential – Improved	196	33.35	16.91%
Commercial – Vacant	19	35.42	17.96%
Industrial – Vacant	8	8.43	4.27%
Farm	2	6.19	3.14%
Residential – Manufactured Structure	6	4.28	2.17%
Industrial – Improved	8	2.44	1.24%
Commercial – Manufactured Structure	1	1.36	0.69%
Residential – Vacant	5	0.52	0.26%
Total	486	197.27	100.00%

Source: Tillamook County Assessor Data

Zoning and Comprehensive Plan Designations

An analysis of zoning and comprehensive plan data from the City of Tillamook database was used to determine the zoning and comprehensive plan designations of parcels in the Area. The most prevalent zone is Central Commercial, accounting for 28.21% of Area acreage. The two uses most closely following this are Highway Commercial, which comprise 17.78% of Area acreage and Single Family Residential, which comprise 15.59% of Area acreage. Light Industrial zoning accounts for 12.94% of the Area. Table 5, below, shows the full distribution of zoning and comprehensive plan designations, both by parcel and acreage.

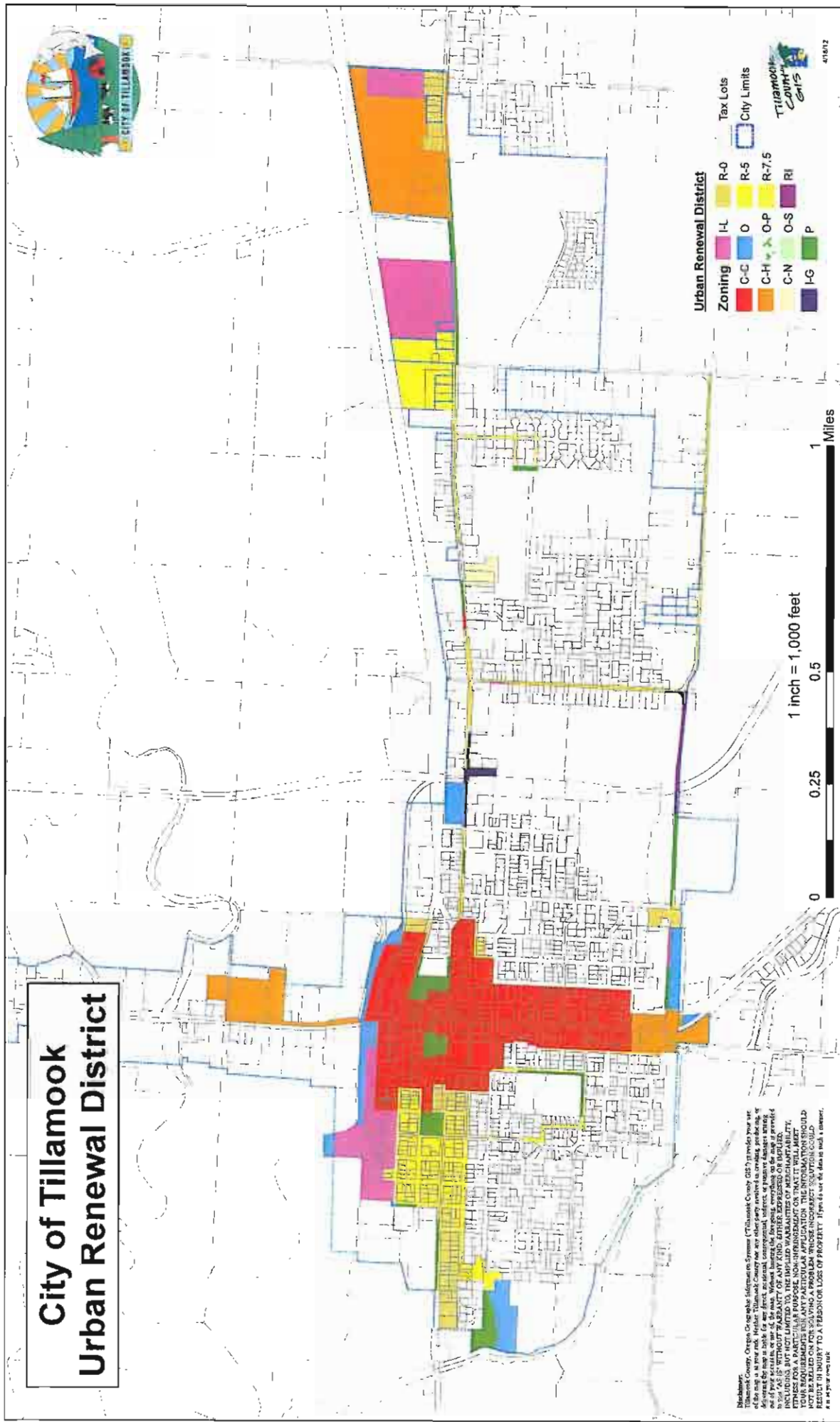
The acreage calculations include right of way and, therefore, are not the same acreage calculations as the land use table above, but they do indicate the overall total acreage of the Area.

Table 5 – Existing Zoning and Comprehensive Plan Designations of Area

	Acreage	% of Total Acreage
Central Commercial (C-C)	77.92	28.21%
Highway Commercial (C-H)	49.12	17.78%
Single Family Residential (R -7.5)	43.07	15.59%
Light Industrial (L-I)	35.74	12.94%
Multiple Use Residential (R-0)	25.2	9.12%
Open Space (O)	12.34	4.47%
Public and Semi-Public (P)	19.73	7.14%
Single Family and Duplex Residential (R-5)	5.45	1.97%
Neighborhood Commercial (C-N)	4.12	1.49%
General Industrial (I-G)	3.56	1.29%
Total	276.25	100.00%

Source Tillamook County GIS from City of Tillamook Data

Figure 3 - Area Zoning and Comprehensive Plan Designations



Infrastructure

Street and Sidewalk Conditions

The following street repair projects are listed on the Capital Improvement Plan for the City of Tillamook. In addition to these projects, there are areas without sidewalks and areas where the sidewalks are in poor repair and need to be replaced. The sidewalks in the town center area, in particular, are in poor repair and need to be upgraded.

Table 6 – Street Paving Projects

Street Projects	Estimate
2nd Stillwell to Ivy	\$9,698
10th Pacific to Miller	\$7,636
10th Main to Pacific	\$6,894
4th Elm to Stillwell	\$33,919
Birch 3rd	\$6,872
Cedar 3rd	\$6,872
Ash 3rd-4th	\$9,687
Douglas Front to 1st	\$11,373
11th Stillwell to Main	\$12,296
10th Stillwell to Main	\$10,435
7th Pacific to Miller	\$4,582
Meadow Dogwood to end	\$40,732
Nestucca 3rd to 4th	\$9,687
Stillwell Front to 2nd	\$21,635
Stillwell 1st to 2nd A	\$11,184
Stillwell 1st to 2nd B	\$20,964
Stillwell 1st to 2nd C	\$20,964
Stillwell 2nd to 3rd	\$18,255
Stillwell 1st to 3rd	\$49,858
Stillwell 1st to 3rd	\$22,500
2nd Ivy to Stillwell	\$10,131
4th Pacific to Ocean	\$37,907
Ocean to 3rd	\$9,142
Total	\$393,223

Source: City of Tillamook

Table 7 – Public Works Committee Recommendations/Street Projects

Public Works Committee Recommendations		
Stillwell Front to 1st	21635	\$21,635
Stillwell 1st-3rd	4988	\$49,858
2nd Ivy – Stillwell		\$10,131
6th at Elm	12250	\$12,250
Total		\$93,874

Source: City of Tillamook

Stormwater

The following projects are identified by the City Engineer as deficiencies in the Area and are part of the Capital Improvement Recommendations.

Table 8 – Storm Water Projects

Storm Collection System	Estimate
Improvements to ODOT main line Main Ave from 6th St to Hoquarton Slough	\$290,000
Piping Improvements along Birch Ave from 5th Street to 1st Street	\$180,000
Piping Improvements 2 systems outfall Front Street along Elm and Fir Avenues	\$194,000
Piping Improvements Front St and Stillwell Avenue	\$320,000
Improvements to large linear system Pacific Avenue, outfalling to Holden Creek	\$500,000
Replacement of upper branch lines in 4th Street and Elm Avenue	\$88,000
Replacement of pipes in Ivy Ave	\$32,000
Replacement of branch lines in 2nd, 3rd, 4th Streets between Laurel and Ivey Avenues	\$84,000
Total	\$1,688,000

Source: City of Tillamook

Wastewater

The following projects are identified by the City Engineer as deficiencies in the Area and are part of the Capital Improvement Recommendations. Some of the projects are system-wide projects but are impacted by the Area.

Table 9 – Wastewater Projects

Wastewater Projects	Estimate
1st Street Overflows	\$195,000
Smoke testing and video	\$120,000
Upgrade STEP systems in Sub Basin 5	\$390,000
Construct a new Southside Interceptor	\$1,580,000
Construct a new 12th Street Interceptor	\$1,000,000
Construct Interceptor to Fairview Area	\$1,660,000
Upgrade 12th Street Pump Station and Forcemain	\$405,000
Total	\$5,350,000

Source: City of Tillamook

Water

The Tillamook Water Commission published the Tillamook Water Master Plan in April of 1997. The following projects are identified as deficiencies in the Area.

Table 10 – Water Projects

Water System	Estimate
2nd to Elm , 2nd to 1st	\$14,625
Cedar 1st to 3rd	\$31,590
Laurel Avenue 10th to 11th	\$14,625
Hoquarton west bridge crossing	\$13,000
Total	\$73,840

Source: City of Tillamook

Social Conditions

There are 207 parcels in the Area with residential uses, accounting for 20% of the acreage and 43% of parcels in the Area. The 2010 census data that was recently released is used below to describe the social conditions within the Area. Due to the fact that this data is for the City of Tillamook as a whole, not just the URA, some variation can be expected between the values represented in the tables and the actual values within the URA. The percentages presented here, however, should provide a reasonably accurate picture of what demographic exists within the Tillamook Urban Renewal Area.

The age distribution in Tillamook is fairly evenly spread out, with a skew toward the younger ages. People 29 years or younger account for over 44.5% of the total population, and people 60 years or older account for only 18.9% of the City of Tillamook's total population. The full age distribution is shown in Table 11, below.

Table 11 – Age

Age	Population	% of Population
Under 14 years	1127	22.8%
15 to 29 years	1072	21.7%
30 to 44 years	905	18.3%
45 to 59 years	898	18.2%
60 to 74 years	561	11.4%
75 years and over	372	7.5%
Total Population	4935	100.0%

Source: 2010 US Census Data

The racial characteristics of the City of Tillamook are shown in Table 12, below. The majority of people (89.4%) in Tillamook identify themselves as white and the second largest group (7.6%) that people identify with is some other race than what is identified in this table.

Table 12 – Racial Characteristics

Race alone or in combination with one or more other races: [4]	Population	% of Population
White	4,411	89.4
Black or African American	24	0.5
American Indian and Alaska Native	123	2.5
Asian	85	1.7
Native Hawaiian and other Pacific Islander	73	1.5
Some other race	376	7.6

Source: 2010 US Census Data

The US Census chooses to describe Hispanic or Latino demographics in a table separate from the other races. This data is shown below in Table 13, and is simply another representation of the racial characteristics of Tillamook. Of the total population, 17.2% of residents identify themselves as Hispanic or Latino, and the majority of these respondents (15.8% of the total population) also identify themselves as Mexican. The variation in population counts between the table below and the table above can be explained by the fact that some respondents to the 2010 census chose to answer one question or the other, but did not answer both. Because to this, they will be represented in only one of the two tables, and the numbers will not be completely consistent.

Table 13 – Racial Characteristics (Hispanic or Latino)

Hispanic or Latino	Population	% of Population
Total population	4,935	100
Hispanic or Latino (of any race)	847	17.2
Mexican	778	15.8
Puerto Rican	4	0.1
Cuban	7	0.1
Other Hispanic or Latino [5]	58	1.2
Not Hispanic or Latino	4,088	82.8

Source: 2010 US Census Data

Economic Conditions

Taxable Value of Property Within the Area

The estimated 2011/2012 frozen base assessed value of the real, personal, manufactured, and utility property in the Area is \$60,466,942. The projected frozen base after this Amendment will be \$62,100,663, which includes the assessed value of the properties to be added plus a deletion of property with assessed value. The assessor will certify the new frozen base once the Amendment is adopted by the Tillamook City Council, and it may vary slightly from these projections.

Improvement to Land Value Ratio

An analysis of property values can be used to evaluate the economic condition of real estate investments in a given area. The relationship of a property's improvement value (the value of buildings and other improvements to the property) to its land value is generally an accurate indicator of the condition of real estate investments. This relationship is referred to as the "improvement to land ratio," or "I:L." The values used are real market values. In urban renewal areas, the I:L may be used to measure the intensity of development or the extent to which an area has achieved its short and long-term development objectives. A healthy condition of real estate investment in the Tillamook Urban Renewal Area would be 2:1 or more. This ratio is very conservative; many small towns in Oregon expect a 4:1 improvement to land ratio. Because the Area has a variety of improvement types, including a large residential component, we have lowered those expectations.

Table 14, below, shows the improvement to land ratios for taxable properties within the Area. By acreage, 24.51% of the Area (48.35 acres) has no appraised improvement value because it is tax exempt; see Land Use Table, Table 4.

A large portion of the Area, 25.92%, has no appraised improvement value, an indicator of underdevelopment and blight in the Area. Over 58.24 % of the Area has an I:L ratio of 1.5 or less, also an indication of depreciated values within the Area. Only approximately 10.69% of the parcels in the Area meet the improvement ratio of 2.0; the I:L ratios for improved properties in the Area are very low.

Table 14 – I:L Ratio of Parcels in the Area

I:L Ratio	Parcels	Acreage	% of Total Acreage
No Improvements	38	51.13	25.92%
0.01 - 0.50	50	17.24	8.74%
0.51 - 1.00	118	24.58	12.46%
1.01 - 1.50	103	21.94	11.12%
1.51 - 2.00	58	12.95	6.56%
2.01 - 3.00	38	11.21	5.68%
3.01 - 4.00	9	3.06	1.55%
4.01 - 5.00	7	4.13	2.09%
>5.0	4	2.68	1.36%
Tax Exempt	61	48.35	24.51%
Total	486	197.27	100.00%

Source: Tillamook County Assessor data

Impact on Municipal Services

The fiscal impact of tax increment financing on taxing districts that levy taxes within the Area (affected taxing districts) is described in the section on Financial Analysis, and Tables 19 and 20 of this Report. This subsection discusses the fiscal impacts resulting from potential increases in demand for municipal services from the properties added to the Area.

The addition of significant rights of way will provide a funding source for much-needed street projects throughout the Area. These street improvement projects include areas around the public schools, making safer passages to schools, and residential areas in close proximity to the downtown core.

The large parcel on Highway 6 being added to the Area will potentially provide new development to the City of Tillamook. There is potential for new commercial development on this parcel. This new development will require city services, including utilities and police and fire protection.

The developments will also provide employment and shopping opportunities for citizens of Tillamook. Once urban renewal is terminated, the developments will provide additional tax base for the taxing districts.

REASONS FOR SELECTION OF EACH URBAN RENEWAL AREA IN THE PLAN

The reason for selecting the areas to be included in the Plan is to cure blight. Additional explanation for the various areas follows:

The large parcel on Highway 6, is not presently developed and has depreciated values given the development potential of the site; this is an indicator of blight.

The parcels on Third Street are potential future redevelopment parcels, as Third Street is improved. These properties exhibit depreciated values and could add more to the tax base, which is an indicator of blight. Some of the parcels could benefit from assistance, including potential façade loans.

The sites on Highway 101 (former Safeway and Tillamook RV) are owned by the City of Tillamook. They were former commercial developments, but were frequently inundated by water and declared uninhabitable by the Federal Emergency Management Agency (FEMA), an indicator of blight. The City has an interest in developing them for future park use.

The parcel off 12th Street may be considered for a redevelopment loan.

The rights of way are in poor repair, lacking curbs and gutters, and are in need of upgrading.

THE RELATIONSHIP BETWEEN URBAN RENEWAL PROJECTS AND THE EXISTING CONDITIONS IN THE URBAN RENEWAL AREA

The categories of projects as updated through this Amendment are the same as identified in the original Plan and Report, however, the expenditures per category have been changed. A summary of the changes is shown in Table 15. Some activities have already been completed including \$400,000 for parking facilities.

Table 15 - Project Allocations

Project Category	Original Report (2006)	Present Allocation
Public Parks and Open Spaces	1,871,250	1,300,000
Street, Curb, and Sidewalk Improvements	1,996,000	2,400,000
Public Utilities	1,497,000	1,585,000
Streetscape and Neighborhood Beautification (Town Center and Gateway)	1,996,000	1,600,000
Pedestrian, Bicycle, Transit, and Parking	998,000	400,000*
Public Safety	124,750	
Public Buildings and Facilities	1,247,500	500,000
Development and Redevelopment **	1,497,000	1,050,000
Plan Administration and Financing	1,000,000	1,260,000
Total	12,227,500	\$10,095,000

Source: Tillamook Urban Renewal Plan * \$400,000 already spent on parking **including technical assistance, facades, signage

The existing conditions identified in the Report dated October 11, 2006 remain the same. Existing conditions for new projects in the Area are identified below:

1. Former Safeway and Tillamook RV Site: These sites will be redeveloped into recreational vehicle parking with park features.

Existing Conditions: These are Federal Emergency Management Administration (FEMA) buyout properties. As they are in a floodplain, very little can be done to develop the properties. Recreational vehicle and park usage is an improved use for the properties.

2. Holden Creek: Improvements to the creek to reduce impacts of flooding.

Existing Conditions: Holden Creek often floods into the adjacent properties. In a coordinated effort with adjacent property owners, the city will perform flood mitigation measures to the creek.

3. Third Street sidewalk improvements: The project will construct sidewalks on Third Street.

Existing Conditions: There are no sidewalks in this location.

4. Liberty School area sidewalks: Sidewalks to be upgraded. This project is near a school and may be part of a Safe Routes to School project.

Existing Conditions: The existing sidewalks in this location are deteriorating and in need of upgrading.

5. Meadow area sidewalks: The project will construct sidewalks in the Meadow area.

Existing Conditions: There are no sidewalks in this location.

6. 12th Street Sewer Extension: This project will run a new sewer line able to service the proposed new development in the Area.

Existing Conditions: The existing sewer line does not have the capacity to service the proposed new development.

7. CIP water line improvements, CIP wastewater line improvements, storm water upgrades: These projects are all identified in the existing conditions earlier in this document, Tables 8, 9, and 10.

Existing Conditions: The Capital Improvement Plan identifies deficiencies and proposes upgrades as shown in Tables 8, 9, and 10 of this Report.

8. City Shop improvements: This project is a relocation of the city shops.

Existing Conditions: The city shops property is becoming hospital property. The city shops will need to be relocated.

A significant amount of new rights of way have been added to the Area. The existing conditions of those rights of way include a lack of curbs and sidewalks along streets. It is the intent of the City of Tillamook to construct curbs and sidewalks on those streets.

The right of way for gateway signage is unimproved and the City is in need of adequate signage.

The projects identified for the Area are shown in Table 11 and Table 16.

THE ESTIMATED TOTAL COST OF EACH PROJECT AND THE SOURCES OF MONEYS TO PAY SUCH COSTS

The estimated Tax Increment Financing (TIF) expenditures are estimates only. The Tillamook Urban Renewal Agency (Agency) may decide to reallocate these project expenditures throughout the life of the plan, typically through the annual budgeting process. The estimated expenditures are in today's dollars. The estimates in inflated dollars (3.5% rate) are in Table 17.

Table 16 – Estimated Total Projects Cost and Sources of Moneys

Projects	Project Estimate
3rd Street Project Phase I	\$1,000,000
Administration	\$1,250,000
Technical, Architectural, Zoning	\$100,000
Facades and Signs	\$600,000
City Shops	\$300,000
Town Center Improvements	\$400,000
Alley Improvements	\$50,000
Visitor Sign and Parking Area Signs	\$100,000
Property Acquisition	\$500,000
Public Parking	\$400,000
Goodspeed Park RR	\$300,000
Streetscapes	\$250,000
Janac/IOOF Bldg. 2nd Floor	\$300,000
City Hall Improvements	\$200,000
3rd Street Phase II	\$400,000
Safeway Site	\$200,000
Sue H Elmore Park	\$200,000
Goodspeed Park	\$300,000
Hoquarton Trail Park	\$100,000
Liberty School Sidewalks	\$200,000
Meadow Area Sidewalks	\$200,000
Street/Sidewalk Main & Pacific 4th to 12th	\$200,000
Street/Sidewalk 1st to 5th	\$200,000
Street/Sidewalk 3rd to Trask River Bridge	\$200,000
Stormwater Upgrades	\$300,000
City CIP Water Line	\$385,000
City CIP Wastewater Line	\$400,000
12th St Sewer Line Extension	\$500,000
Holden Creek	\$200,000
City Gateway and Entrance	\$200,000
Assistance Utilities and Infrastructure	\$150,000
Financing Costs	\$10,000
Total	\$10,095,000

Table17 – Projects and Costs in Year of Expenditure

Expenditures	2011-12	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21
Loan Repayment to Agency	(\$12,872)	(\$12,872)								
3rd Street Phase I		(\$1,000,000)								
Administration		(\$50,000)	(\$60,000)	(\$60,000)	(\$60,000)	(\$60,000)	(\$60,000)	(\$60,000)	(\$60,000)	(\$60,000)
Technical, Architectural, Zoning		(\$20,000)	(\$20,000)	(\$20,000)	(\$20,000)	(\$20,000)				
Facades and Signs		(\$100,000)	(\$70,000)	(\$130,000)	(\$100,000)	(\$50,000)	(\$50,000)	(\$50,000)	(\$50,000)	
City Shops		(\$310,500)								
Town Center Improvements		(\$310,500)		(\$55,435)						(\$40,887)
Alley Improvements			(\$53,560)							
Visitor Sign and Parking Area Signs			(\$53,560)	(\$55,435)						
Property Acquisition				(\$554,350)						
Public Parking				(\$443,480)						
Goodspeed Park RR									(\$395,040)	
Streetscapes					(\$50,000)				(\$329,200)	
Janac/COF Bldg. 2nd Floor									(\$395,040)	
City Hall Improvements									(\$263,360)	
3rd Street Phase II									(\$526,720)	
Safeway Site										
Sue H Elmore Park										
Goodspeed Park										
Hogwarton Trail Park										
Liberty School Sidewalks										
Meadow Area Sidewalks										
Street/Sidewalk Main & Pacific 4th to 12th										
Street/Sidewalk 1st to 5th										
Street/Sidewalk 3rd to Trask River Bridge										
Stormwater Upgrades										
City CIP Water Line										
City CIP Wastewater Line										
12 St Sewer Line Extension										
Holden Creek										
City Gateway and Entrance										
Assistance Utilities and Infrastructure										
Financing Costs		(\$1,035)		(\$2,217)					(\$3,950)	
Total Expenditures	(\$12,872)	(\$1,814,907)	(\$257,120)	(\$1,320,917)	(\$230,000)	(\$130,000)	(\$110,000)	(\$110,000)	(\$2,023,310)	(\$100,887)
Balance to Carry Over	\$352,741	\$146,498	\$30,205	\$225,885	\$46,934	\$3,641	\$28,255	\$91,067	\$70,078	\$12,430

Source: ECONorthwest projections of TIF

Table17 - Projects and Costs in Year of Expenditure Dollar

Expenditures	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33	2033-34
Loan Repayment to Agency													
3rd Street Phase I	(\$60,000)												
Administration		(\$60,000)	(\$60,000)	(\$60,000)	(\$60,000)	(\$60,000)	(\$70,000)	(\$70,000)	(\$70,000)	(\$70,000)	(\$70,000)	(\$70,000)	
Technical, Architectural, Zoning													
Facades and Signs													
City Shops													
Town Center Improvements	(\$28,212)												
Alley Improvements													
Visitor Sign and Parking Area Signs													
Property Acquisition													
Public Parking													
Goodspeed Park RR													
Streetscapes													
Janac/IOOF Bldg. 2nd Floor													
City Hall Improvements													
3rd Street Phase II													
Safeway Site		(\$73,000)	(\$113,333)	(\$117,300)									
Sue H Elmore Park				(\$312,800)									
Goodspeed Park				(\$469,200)									
Hoaquinton Trail Park				(\$156,400)									
Liberty School Sidewalks				(\$312,800)									
Meadow Area Sidewalks				(\$312,800)									
Street/Sidewalk Main & Pacific 4th to 12th				(\$312,800)									
Street/Sidewalk 1st to 5th				(\$312,800)									
Street/Sidewalk 3rd to Trask River Bridge				(\$125,120)									
Stormwater Upgrades						(\$201,048)	(\$260,100)	(\$269,205)	(\$371,500)	(\$192,250)			(\$181,178)
City CIP Water Line										(\$192,250)	(\$397,960)		(\$213,150)
City CIP Wastewater Line											(\$248,725)		(\$799,313)
12 St Sewer Line Extension													(\$426,300)
Holden Creek													(\$319,725)
City Gateway and Entrance													
Assistance Utilities and Infrastructure													
Financing Costs					(\$6,256)								
Total Expenditures	(\$88,212)	(\$133,000)	(\$173,333)	(\$2,498,276)	(\$60,000)	(\$261,048)	(\$330,100)	(\$339,205)	(\$441,500)	(\$454,500)	(\$716,685)	(\$70,000)	(\$2,365,965)
Balance to Carry Over	\$9,809	\$6,234	\$7,693	\$21,185	\$21,553	\$28,691	\$18,836	\$53,758	\$42,152	\$75,267	\$115,872	\$1,232,579	\$118,754

Source: ECONorthwest projections of TIF

THE ANTICIPATED COMPLETION DATE FOR EACH PROJECT

The projects will be ongoing throughout the life of the Plan and will be determined in the annual budgeting process of the Agency. Table 17 identifies the projects through FY 2033/34, the life expectancy of the Area.

THE ESTIMATED AMOUNT OF TAX INCREMENT REVENUES REQUIRED AND THE ANTICIPATED YEAR IN WHICH INDEBTEDNESS WILL BE RETIRED

A review of recent urban renewal legislation limiting increases in Maximum Indebtedness (MI) indicates the MI of this Plan may be increased \$2.9 million without concurrence from impacted taxing districts. (Indexing the current MI of \$12,228,000 from October 2006 to October 2011 by 3.5%, the percentage inflation indicated in the original Tillamook Urban Renewal Plan.) This increase is considered a substantial amendment, and all taxing jurisdictions must be notified. The estimated amount of tax increment revenues required to pay project costs and interest is \$15,590,678, and it is anticipated that the Plan will be retired after maximum indebtedness is reached in FY 2033-34.

Table 18 – Estimate of Maximum Indebtedness to Increase

Index Rate	3.5%
Original MI	\$12,228,000
Indexed 2007	\$12,655,980
Indexed 2008	\$13,098,939
Indexed 2009	\$13,557,402
Indexed 2010	\$14,031,911
Indexed 2011	\$14,523,028
20% of Indexed 2011	\$2,904,606
New MI	\$15,132,606

FINANCIAL ANALYSIS OF THE PLAN

Table 19 shows the projected assessed value, projected tax rates, and annual tax increment revenues (TIF) of the Area through FY 2033, not adjusted for under-collection, penalties, and interest. The projections in the original Plan were through FY 2031, so the increase in maximum indebtedness causes a potential two-year extension in the Area. This increase is due to both the increase in maximum indebtedness and also partially due to the fact that the original Plan did not use inflation factors when projecting costs. The inflation factors increase the costs of the projects, thereby increasing the timeframe for the Area. Revenue sharing could commence in FY 2033 if the actual revenues at that point exceed thresholds established in ORS 457.470. Revenue sharing commences when the tax increment revenues are equal to 10% of the original maximum indebtedness of the Plan (\$1,228,000). This revenue sharing will be minimal and is not expected to impact the length of the tax increment financing.

Table 19 – Projected Tax Increment Funds in the Area

Fiscal Year	Total				
Ending	AV	Frozen Base	Increment	Tax Rate	TIF
2012	\$84,199,573	\$60,446,942	\$23,752,631	10.3779	\$246,502
2013	\$88,839,914	\$62,120,813	\$26,719,101	10.3739	\$277,182
2014	\$91,949,309	\$62,120,813	\$29,828,496	10.3708	\$309,345
2015	\$95,167,536	\$62,120,813	\$33,046,723	10.3681	\$342,633
2016	\$98,498,399	\$62,120,813	\$36,377,586	10.3659	\$377,085
2017	\$101,945,843	\$62,120,813	\$39,825,030	10.3639	\$412,743
2018	\$105,513,948	\$62,120,813	\$43,393,135	10.3622	\$449,650
2019	\$109,206,936	\$62,120,813	\$47,086,123	10.3608	\$487,848
2020	\$113,029,178	\$62,120,813	\$50,908,365	10.3595	\$527,383
2021	\$116,985,200	\$62,120,813	\$54,864,387	10.3583	\$568,300
2022	\$121,079,683	\$62,120,813	\$58,958,870	10.3573	\$610,652
2023	\$125,317,473	\$62,120,813	\$63,196,660	10.3563	\$654,486
2024	\$129,703,585	\$62,120,813	\$67,582,772	10.3555	\$699,852
2025	\$134,243,210	\$62,120,813	\$72,122,397	10.3547	\$746,807
2026	\$138,941,723	\$62,120,813	\$76,820,910	10.3540	\$795,407
2027	\$143,804,683	\$62,120,813	\$81,683,870	10.3534	\$845,707
2028	\$148,837,847	\$62,120,813	\$86,717,034	10.3528	\$897,766
2029	\$154,047,170	\$62,120,813	\$91,926,357	10.3523	\$951,648
2030	\$159,438,823	\$62,120,813	\$97,318,010	10.3518	\$1,007,415
2031	\$165,019,182	\$62,120,813	\$102,898,369	10.3513	\$1,065,136
2032	\$170,794,853	\$62,120,813	\$108,674,040	10.3509	\$1,124,876
					\$13,151,921

Source: ECONorthwest

Table 20 shows tax increment revenues and their allocation to loan repayments, reimbursements, debt service, and debt service reserve funds. It is anticipated that all debt will be retired by the end of FY 2033. The maximum indebtedness is \$15,132,606, of which \$1,065,096 has already been used. The estimated total amount of tax increment revenue required to service the remaining maximum indebtedness is \$15,590,678.

Table 20 – Tax Increment Revenues, Allocations to Loan Payments

TIF Revenue	2012-13	2013-14	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22
	\$277,182	\$309,345	\$342,633	\$377,085	\$412,743	\$449,650	\$487,848	\$527,383	\$568,300	\$610,652
Debt Service										
1. Janac Loan										
2. Cameron										
3. First Street Parking Lot										
4. Misc. Short-Term Loan	(\$11,000)	(\$11,000)	(\$11,000)	(\$11,000)	(\$11,000)	(\$157,518)	(\$157,518)	(\$157,518)	(\$157,518)	(\$157,518)
5. Consolidated Loans	(\$157,518)	(\$157,518)	(\$157,518)	(\$157,518)	(\$157,518)	(\$157,518)	(\$157,518)	(\$157,518)	(\$157,518)	(\$157,518)
6. New Loan			(\$157,518)	(\$157,518)	(\$157,518)	(\$157,518)	(\$157,518)	(\$157,518)	(\$157,518)	(\$157,518)
7. New Loan								(\$210,025)	(\$210,025)	(\$210,025)
8. New Loan										
Total Debt Service	(\$168,518)	(\$168,518)	(\$326,036)	(\$326,036)	(\$326,036)	(\$315,036)	(\$315,036)	(\$525,061)	(\$525,061)	(\$525,061)
Coverage Ratio	1.64	1.84	1.05	1.16	1.27	1.43	1.55	1.00	1.08	1.16
TIF Revenue After Debt Service	\$108,664	\$140,827	\$16,597	\$51,049	\$86,707	\$134,614	\$172,812	\$2,322	\$43,239	\$85,591
Resources										
Beginning Balance	\$352,741	\$146,498	\$30,205	\$225,885	\$46,934	\$3,641	\$28,255	\$91,067	\$70,078	\$12,430
Bond/Loan Proceeds	\$1,500,000		\$1,500,000					\$2,000,000		
TIF Revenue After Debt Service	\$108,664	\$140,827	\$16,597	\$51,049	\$86,707	\$134,614	\$172,812	\$2,322	\$43,239	\$85,591
Total Resources	\$1,961,405	\$287,325	\$1,546,802	\$276,934	\$133,641	\$138,255	\$201,067	\$2,093,389	\$113,317	\$98,021

Source: ECONorthwest

Table 20 – Tax Increment Revenues, Allocations to Loan Payments, continued

TIF Revenue	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30
	\$654,486	\$699,852	\$746,807	\$795,407	\$845,707	\$897,766	\$951,648	\$1,007,415
<i>Debt Service</i>								
1. Janac Loan								
2. Cameron								
3. First Street Parking Lot								
4. Misc. Short-Term Loan								
5. Consolidated Loans	(\$157,518)	(\$157,518)						
6. New Loan	(\$157,518)	(\$157,518)	(\$157,518)	(\$157,518)				
7. New Loan	(\$210,025)	(\$210,025)	(\$210,025)	(\$210,025)	(\$210,025)	(\$210,025)	(\$210,025)	(\$210,025)
8. New Loan			(\$367,496)	(\$367,496)	(\$367,496)	(\$367,496)	(\$367,496)	(\$367,496)
Total Debt Service	(\$525,061)	(\$525,061)	(\$735,039)	(\$735,039)	(\$577,521)	(\$577,521)	(\$577,521)	(\$577,521)
Coverage Ratio	1.25	1.33	1.02	1.08	1.46	1.55	1.65	1.74
TIF Revenue After Debt Service	\$129,425	\$174,791	\$11,768	\$60,368	\$268,186	\$320,245	\$374,127	\$429,894
<i>Resources</i>								
Beginning Balance	\$9,809	\$6,234	\$7,693	\$21,185	\$21,553	\$28,691	\$18,836	\$53,758
Bond/Loan Proceeds			\$2,500,000					
TIF Revenue After Debt Service	\$129,425	\$174,791	\$11,768	\$60,368	\$268,186	\$320,245	\$374,127	\$429,894
Total Resources	\$139,234	\$181,025	\$2,519,461	\$81,533	\$289,739	\$348,936	\$392,963	\$483,652

Source: ECONorthwest

Table 20 – Tax Increment Revenues, Allocations to Loan Payments, continued

TIF Revenue	2030-31	2031-32	2032-33	2033-34
	\$1,065,136	\$1,124,786	\$1,186,707	\$1,252,140
<i>Debt Service</i>				
1. Janac Loan				
2. Cameron				
3. First Street Parking Lot				
4. Misc. Short-Term Loan				
5. Consolidated Loans				
6. New Loan				
7. New Loan		(\$210,025)		
8. New Loan		(\$367,496)		
Total Debt Service		(\$577,521)	(\$367,496)	
Coverage Ratio	1.84	3.06		
TIF Revenue After Debt Service	\$487,615	\$757,290	\$1,186,707	\$1,252,140
<i>Resources</i>				
Beginning Balance	\$42,152	\$75,267	\$115,872	\$1,232,579
Bond/Loan Proceeds				
TIF Revenue After Debt Service	\$487,615	\$757,290	\$1,186,707	\$1,252,140
Total Resources	\$529,767	\$832,557	\$1,302,579	\$2,484,719

Source: ECONorthwest

The estimated tax increment revenues through FY 2033, as shown above, are based on projections of the assessed value of development within the Area and the total tax rate that will apply in the Area.

IMPACT OF THE TAX INCREMENT FINANCING

This section describes the impact of tax increment financing due to this Amendment, both until and after the indebtedness is repaid, upon all entities levying taxes upon property in the Area. The impact on the prior maximum indebtedness was shown in the original Report to the Tillamook Urban Renewal Plan.

The impact of tax increment financing on overlapping taxing districts consists primarily of the property tax revenues foregone on permanent rate levies as applied to the growth in assessed value in the Area. These projections are for impacts estimated through FYE 2033. Much of this impact is expected to occur in FY 28-33, when, as identified in the financial projections for this Amendment, the Area would have reached its maximum indebtedness if not for the proposed increase in maximum indebtedness in this Amendment, as shown in Table 21a below. The original timeline projections for the Area were to FY 2031.

There is a potential of revenue sharing with the impacted taxing districts in FY FY 2033. The Agency will need to evaluate this potential in the later years of the Area and notify the Assessor once the revenue sharing thresholds in ORS 457.470 are met. It is estimated that revenue sharing will not cause the Area to increase the projected time frame, which is now FY 2033.

Table 21a – Projected Impact of Amendment on Taxing District Permanent Rate Levies during Use of Tax Increment Financing

Year	TILLAMOOK COUNTY	SCHOOL DIST 9	NW REGIONAL ESD	TILLAMOOK BAY CC	CITY OF TILLAMOOK	FAIRVIEW WATER DISTRICT	TILLAMOOK FIRE DIST	PORT TILLAMOOK BAY	4H-EXTENSION SD	EMCD-911	TILLA TRANSPORTATION	Total
2012	1,8851	5,0969	0,1538	0,2636	1,8021	0,1498	0,6999	0,0364	0,0690	0,1883	0,2000	10,5449
2013	\$1,791	\$4,844	\$146	\$250	\$314	\$146	\$666	\$35	\$65	\$180	\$191	\$8,626
2014	\$1,902	\$5,147	\$155	\$267	\$372	\$149	\$707	\$37	\$68	\$189	\$201	\$9,197
2015	\$2,018	\$5,458	\$165	\$282	\$433	\$154	\$751	\$40	\$74	\$203	\$213	\$9,790
2016	\$2,139	\$5,782	\$174	\$299	\$494	\$160	\$795	\$42	\$77	\$215	\$227	\$10,403
2017	\$2,262	\$6,117	\$185	\$317	\$559	\$166	\$839	\$44	\$84	\$225	\$240	\$11,037
2018	\$2,390	\$6,464	\$195	\$334	\$625	\$171	\$888	\$47	\$86	\$238	\$253	\$11,695
2019	\$2,524	\$6,823	\$207	\$353	\$694	\$177	\$937	\$49	\$92	\$251	\$267	\$12,374
2020	\$2,661	\$7,193	\$216	\$372	\$766	\$183	\$988	\$51	\$97	\$266	\$283	\$13,077
2021	\$2,804	\$7,579	\$229	\$391	\$839	\$190	\$1,040	\$54	\$103	\$279	\$297	\$13,804
2022	\$2,950	\$7,976	\$241	\$412	\$915	\$197	\$1,095	\$58	\$108	\$295	\$313	\$14,559
2023	\$3,102	\$8,387	\$253	\$433	\$994	\$203	\$1,152	\$59	\$114	\$310	\$330	\$15,339
2024	\$3,260	\$8,813	\$267	\$456	\$1,075	\$211	\$1,210	\$63	\$118	\$326	\$347	\$16,146
2025	\$3,423	\$9,255	\$279	\$479	\$1,161	\$219	\$1,271	\$66	\$126	\$342	\$364	\$16,981
2026	\$3,592	\$9,710	\$294	\$503	\$1,247	\$226	\$1,333	\$69	\$133	\$359	\$380	\$17,847
2027	\$3,766	\$10,184	\$307	\$526	\$1,338	\$233	\$1,399	\$72	\$138	\$376	\$400	\$18,741
2028	\$3,947	\$10,673	\$322	\$551	\$1,431	\$242	\$1,465	\$75	\$145	\$395	\$419	\$19,667
2029	\$173,290	\$468,540	\$14,139	\$24,232	\$160,713	\$1,012	\$64,339	\$3,346	\$6,343	\$17,310	\$18,385	\$951,648
2030	\$183,454	\$496,020	\$14,968	\$25,653	\$170,082	\$1,081	\$68,112	\$3,543	\$6,716	\$18,325	\$19,463	\$1,007,415
2031	\$193,974	\$524,463	\$15,827	\$27,124	\$179,780	\$1,151	\$72,019	\$3,745	\$7,100	\$19,376	\$20,579	\$1,065,136
2032	\$204,861	\$553,900	\$16,714	\$28,646	\$189,816	\$1,224	\$76,061	\$3,955	\$7,499	\$20,463	\$21,734	\$1,124,876
2033	\$216,130	\$584,369	\$17,633	\$30,222	\$200,204	\$1,299	\$80,244	\$4,173	\$7,912	\$21,589	\$22,930	\$1,186,707
Total	\$1,016,240	\$2,747,697	\$82,916	\$142,102	\$913,852	\$8,794	\$377,311	\$19,623	\$37,198	\$101,512	\$107,816	\$5,555,065
NPV	\$358,037	\$968,059	\$29,213	\$50,065	\$315,128	\$3,774	\$132,934	\$6,915	\$13,104	\$35,765	\$37,984	\$1,950,978

Source: ECONorthwest

Table 21b – Projected Impact of Amendment on Taxing District Permanent Rate Levies during Use of Tax Increment Financing

Taxing District	Total	NPV
Tillamook County	\$1,016,240	\$358,037
Tillamook School District	\$2,747,697	\$968,059
NW Regional ESD	\$82,916	\$29,213
Tillamook Bay CC	\$142,102	\$50,065
City of Tillamook	\$913,852	\$315,128
Fairview Water District	\$8,794	\$3,774
Tillamook Fire District	\$377,311	\$132,934
Port of Tillamook	\$19,623	\$6,915
4H Extension	\$37,198	\$13,104
EMCD-911	\$101,512	\$35,765
Tillamook Transportation	\$107,816	\$37,984
Total	\$5,555,065	\$1,950,978

Source: ECONorthwest Net present value (NPV) compares the value of a dollar today to the value of that same dollar in the future, taking inflation and returns into account.

The Tillamook School District and Northwest Regional Education Service District are not *directly* affected by the tax increment financing. Under current school funding law, property tax revenues are combined with State School Fund revenues to achieve per-student funding targets. Under this system, property taxes foregone, due to the use of Tax Increment Financing, are replaced, as determined by a funding formula at the State level with State School Fund revenues.

Table 22 shows the increase in permanent rate levy revenues due to this Amendment that would occur in FY 2034 after termination of the tax increment financing in FYE 2033.

Table 22 – Additional Revenues Estimated to be Obtained after Termination of Tax Increment Financing

Taxing District	FY 2034 Estimates
Tillamook County	\$227,793
Tillamook School District	\$615,904
NW Regional ESD	\$18,585
Tillamook Bay CC	\$31,853
City of Tillamook	\$210,956
Fairview Water District	\$1,378
Tillamook Fire District	\$84,575
Port of Tillamook	\$4,398
4H Extension	\$8,338
EMCD-911	\$22,754
Tillamook Transportation	\$24,167
Total	\$1,250,701

Source: ECONorthwest

COMPLIANCE WITH STATUTORY LIMITS ON ASSESSED VALUE AND SIZE OF URBAN RENEWAL AREA

There is one existing urban renewal area in the City of Tillamook. State law limits the percentage of both a municipality's total assessed value and the total land area that can be contained in an urban renewal area at the time of its establishment to 25% for municipalities under 50,000 in population.

As noted below, the frozen base, including all real, personal, personal manufactured, and utility properties in the Tillamook Urban Renewal Area for the Area without the Amendment is estimated at \$60,446,942. The estimated assessed value that will be removed from the frozen base is \$110,820. This is the 2005 value of the property, the value that was used to compute the frozen base of the original Plan. The estimated assessed value of the properties being added to the frozen base is \$1,764,541. This amended Plan will have 20.22% of the total assessed value in the City of Tillamook in an urban renewal. The assessed value of the City of Tillamook is \$307,157,830.

Prior to the Amendment, the acreage of the urban renewal area was 250.46. The Amendment proposes removing 24.14 acres and adding 49.83 acres, resulting in a new acreage total of 276.15 acres, or 24.63%, of the total acreage in the City of Tillamook.

Table 23 - Urban Renewal Area Conformance with Assessed Value and Area Limits

Urban Renewal Area	Frozen Base Assessed Value	Acres
Tillamook Urban Renewal Area prior to Amendment	\$60,446,942	250.46
Proposed Removal	(110,820) ¹	-24.14
Proposed Addition	1,764,541	49.83
Proposed 2012 Tillamook Urban Renewal Area	62,100,663	276.15
City of Tillamook	307,157,830 ²	1,121
Percent of AV/Acreage in Urban Renewal	20.22%	24.63%

Source: Assessed values from Tillamook County Assessor. Acreages from Tillamook County GIS and City of Tillamook.

RELOCATION REPORT

There is no relocation anticipated due to this amendment.

¹ Value of property in 2005 when the URA was adopted

² Less Urban Renewal Excess

BEFORE THE PLANNING COMMISSION
OF THE CITY OF TILLAMOOK

IN THE MATTER OF AN AMENDMENT TO THE TILLAMOOK URBAN RENEWAL PLAN

IN THE CITY OF TILLAMOOK

The Tillamook Urban Renewal Agency recommends to the Tillamook City Planning Commission approval of an amendment to the Urban Renewal Plan (the Plan), to add acreage to the Plan area, remove acreage from the Plan area, update the project list, increase the maximum indebtedness, and update et the financial projections for the Plan within the City of Tillamook.

A public hearing on the above-entitled matters was held before the Planning Commission on April 19, 2012, and the Planning Commission closed the public hearing and rendered the following decision at the April 19, 2012 meeting.

The Planning Commission recommends that this request for a substantial amendment (Amendment #3) to the Urban Renewal Plan, be approved by the City Council, since it appears approval of the attached findings and this substantial amendment (Amendment #3) of the Tillamook Urban Renewal Plan conforms with the Tillamook Comprehensive Plan.

DATE SIGNED: April 19, 2012

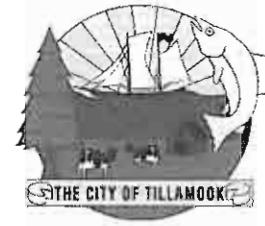
CITY OF TILLAMOOK PLANNING COMMISSION CHAIR

A handwritten signature in cursive script, reading "Jan Stewart", is written over a horizontal line.

Jan Stewart, Planning Commission Chair

Memo

City of Tillamook
210 Laurel Avenue
Tillamook, OR 97141



To: Honorable Mayor and City Council
From: Paul Wyntergreen
Date: May 7, 2012
Re: Transient Room Tax

Earlier this year, the Finance Committee recommended that the Ad Hoc grant program that the City has been conducting over the recent past using Transient Room Tax funds be discontinued in favor of an approach that builds those funds for use toward larger, more focused tourism projects that will give the City a bigger bang for its buck.

As part of that discussion, Justin Aufdermauer of the Chamber pointed out that 70% of the additional tax increases adopted after 2003 must be used for either of the two purposes described in Subsections (5)(a) or (c) of ORS 320.980, which include tourism promotion or tourism-related facilities (and the debt-financing thereof). That Chapter of State Law defines "*tourism promotion*" as advertising, publicizing, or distributing tourism information; conducting strategic planning and research necessary to stimulate tourism; operating tourism promotion agencies; and marketing special events and festivals designed to attract tourists. "*Tourist facility*" means a conference center, visitor information center, or other improved property that has a useful life of 10 or more years and has a substantial purpose of supporting tourism or accommodating tourist activities. A "*tourist*" is defined as someone who takes a trip that requires the person to travel more than 50 miles from their residence or includes an overnight stay.

These additional tax increases currently generate roughly \$105,000 per year. Seventy percent of that is \$73,500 and this is the amount that must be spent on the above-defined purposes. Currently, \$35,000 of that amount is dedicated to the Chamber, which qualifies under the State definitions.

Subsequent to the Finance Committee's recommendation, the Chamber submitted an alternate proposal for the use of the remaining balance of regulated funds and as of May 2nd, the Farmers' Market has submitted another alternative. These three alternatives are compared in the table below.

Before taking any action on any of the proposals, the Council, of its own volition, elected to hold a hearing to take related comments and last year's grant applicants were noticed of the hearing.

REVENUES

	2012/13	2013/14	2014/15	2015/16
State-regulated Hotel/Motel Tax (2%)	70,000	70,000	70,000	70,000
Add'l 1% TRT tax for Chamber (Also regulated)	35,000	35,000	35,000	35,000
70% of the regulated 3% for Tourism/Facilities	73,500	73,500	73,500	73,500

(This must be spent on Section 5 (a) or (c) of State Law)

RELATED EXPENSES AS RECOMMENDED BY FINANCE COMMITTEE

Chamber Promotion	35,000	35,000	35,000	35,000
Tourism Facility Reserves	38,500	77,000	115,500	154,000
Unrestricted	31,500	31,500	31,500	31,500

RELATED EXPENSES AS RECOMMENDED BY CHAMBER

Chamber Promotion	35,000	35,000	35,000	35,000
Additional Chamber Promotion	38,500	38,500	38,500	38,500
Unrestricted	31,500	31,500	31,500	31,500

RELATED EXPENSES AS RECOMMENDED BY FARMERS' MARKET

Chamber Promotion	35,000	35,000	35,000	35,000
Farmers' Market Promotion	15,000	15,000	15,000	15,000
Tourism Facility Reserves	23,500	47,000	70,500	94,000
Unrestricted	31,500	31,500	31,500	31,500

CITY OF TILLAMOOK



City of Tillamook
210 Laurel Avenue
Tillamook, OR 97141

Fax: 503-842-3445
Telephone: 503-842-2472

May 1, 2012

City of Tillamook
210 Laurel Avenue
Tillamook, OR 97141

Dear TRT Applicants and/or Recipient;

After a recommendation by the Finance Committee to discontinue the annual TRT Grant Award Program, the Tillamook City Council has decided to take comments before taking any action. The Finance Committee has proposed to consolidate TRT funds and focus them on larger, longer term projects in the City limits that provide a greater benefit for tourism enhancement.

There has also been a proposal from the Chamber regarding the use of these funds and comments on that proposal are welcome too. Please contact the Chamber if you would like more information on their proposal.

The hearing regarding this potential change will be held at the City Council meeting on May 7, 2012 at 7:00 P.M.




If you have questions prior to the meeting please call City Manager Paul Wyntergreen at 503-842-2472, Ext. 3460.

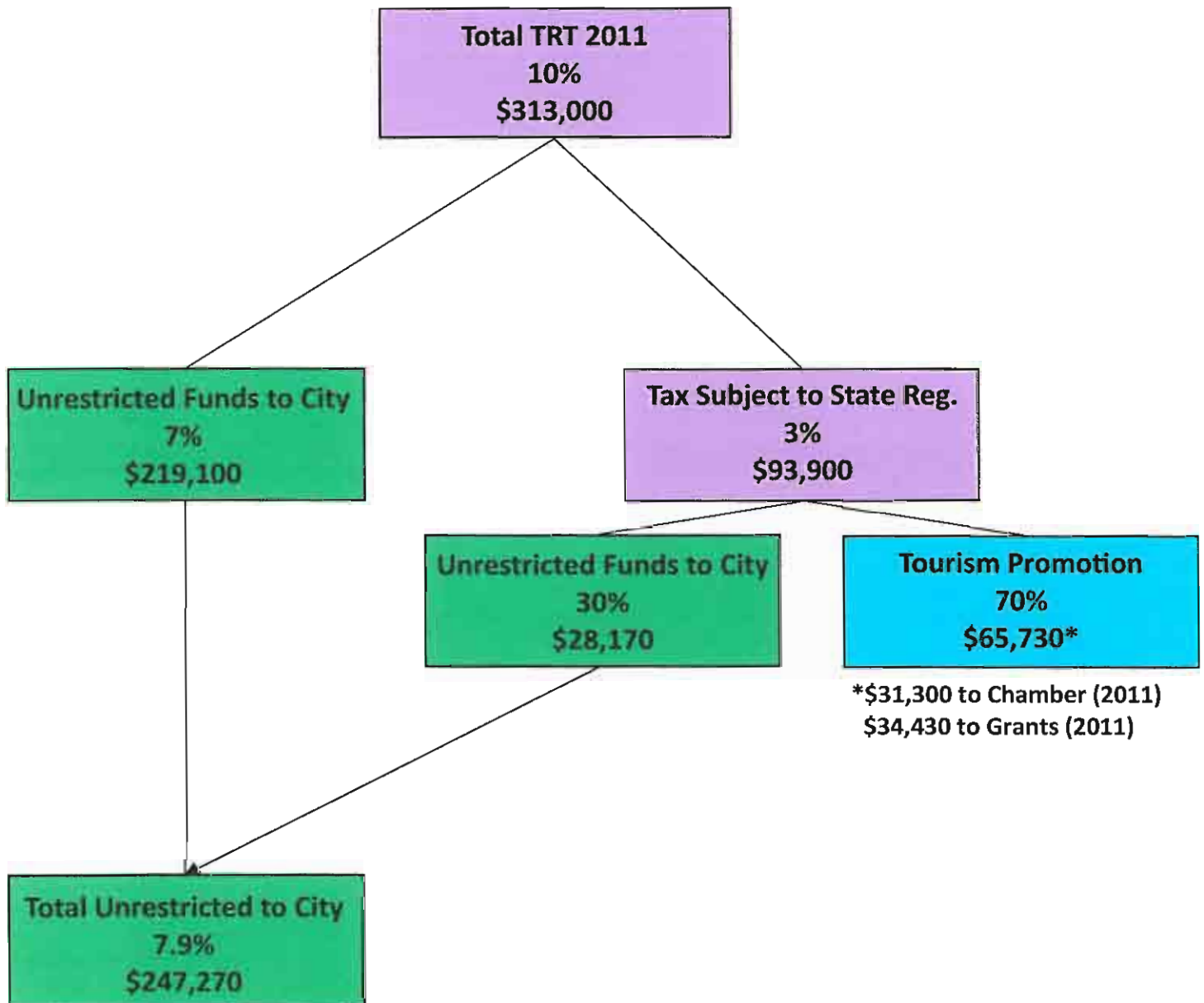
Thank you.

Sincerely,

Debbi Reeves
Executive Assistant to the City Manager
City of Tillamook

TRT Percentage Breakdown

 -Tax Susceptible to Split  - Funds to City  - Regulated to Tourism Promotion



Tillamook Area **Chamber** *of commerce*

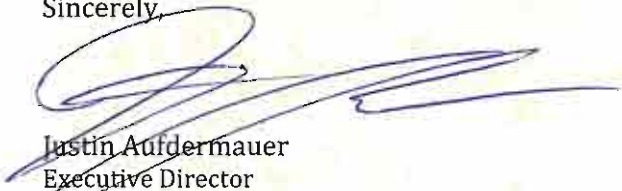
May 2, 2012

Dear Tillamook City Council,

At the council meeting on March 5th the Tillamook Area Chamber of Commerce made a presentation to the council regarding the allocation of an additional 11% of total transient room tax to the Tillamook Area Chamber of Commerce. Although many councilors were accepting of the proposal at that time, we respect the decision made to have the finance committee review and recommend a proper course of action. On March 27th the proposal was presented to the finance committee and all came to the agreement that the chamber proposal would be the recommendation of the finance committee to council.

Attached you will find a letter offering an open dialogue discussion with all grant recipients from the previous year. We have also spoke with the Blue Heron French Cheese Company, Tillamook County Fairgrounds, Latimer Quilt & Textile, Tillamook County Quilt Trail, Monday Musical Club of Tillamook and Tillamook County Pioneer Museum. It is our feeling that the organizations spoken with are in support of the proposal, should the grant program be terminated. Creating transparency and understanding through this process was top priority for the Tillamook Area Chamber of Commerce; and it is our belief that satisfied this task. Thank you for your time and consideration.

Sincerely,



Justin Aufdermauer
Executive Director
Tillamook Area Chamber of Commerce

Tillamook Area Chamber of commerce

On March 5th Tillamook City Council started discussion to termination of the Transient Room Tax Grant Program to focus the funds behind an effort to increase the number of visitor night stays in Tillamook rather than spreading them out amongst numerous small projects that are difficult to track as to their benefits to the City of Tillamook. The city council leaned in favor of the program termination, however requested that the Finance Committee come back with a recommendation to the council of what could be done with these funds. The original ideas were looking as if they were going to be placed in a reserve account for future City projects.

ORS 320.300 has very strict guidelines on how these funds are to be used for Tourism Promotion. It goes on to define Tourism, Tourist, and Promotion. In communications with Travel Oregon and Oregon Restaurant and Lodging Association (ORLA), who are the organizations who pushed to implement this statute, these funds are to promote tourism activity to a tourist. These funds are not eligible to be used for the operation of such tourist activity; they are to be used to promote tourist activity.

On, March 19th we, the Tillamook Area Chamber of Commerce, made proposal to the Tillamook City Council that these funds be directed to the Tillamook Area Chamber for marketing of the Tillamook Area. With this proposal we have suggested that 10% of all funds received by the TACC from the City go to sponsorships of local tourism events in the form of marketing assistance starting FY 2013-14. Under this agreement marketing assistance for events will be available to your organization, but must follow the ORS guidelines. This proposal was made on the basis that the TACC is making large strides to promote the area as a whole, has created a strong statewide network to leverage funds effectively, and has the capacity to implement marketing and promotions on a year round basis. Our goal is to show a steady increase in the amount of direct spending and overnight stays, which are both tracked closely by the state wide Dean Runyan Report. If you or your organization is interested in the details of what the TACC is doing to promote tourism we would be happy to meet and answer any, and all, questions. Because your events are important for both the community and tourism we would like to partner together and see how we can make this have as little adverse impact as possible on your organization.

There will be a public hearing at City Council on May 7th. As a recipient of a TRT Grant last year, this will be an opportunity for your organization to voice any concern, or support, regarding the allocation of these funds.

Regards,



Justin Auldermauer
Executive Director
Tillamook Area Chamber of Commerce

To: Tillamook City Council

Re: TRT funds

The Tillamook Farmers' Market (TFM) would like to apprise the Council of the need for financial support from the City for the ongoing vitality of the Market.

* TFM has completed a restructuring with the goal of enhancing the long term viability of the Market. We are no longer under the auspices of TRA, and are now an independent non profit organization.

* Although our volunteer board works vigorously at fund raising, our operational costs cannot be met without outside support. The Market has a significant impact as a tourism draw and the market framework requires funding in order to function. As with all entities who seek growth, our costs have gone up over time and our success hinges on meeting those costs.

* Past data has shown that at least 50% of market attendees are visitors from the Portland metro area. It has been estimated that nearly 90% of Tillamook area residents have never been to the market, but the other 10% are very devoted patrons. In 2011 we averaged 2250 people per day, and that figure was dampened by four rainy days. We also regularly visit with out-of-state tourists who speak highly of our effort. We are enhancing our advertising in the metro area as our budget allows, and expect results from this outreach. In May, 2011 we sent our three year growth goals to the City Council. Those goals were nearly met in one year.

* Our goal now is market growth and stability. With that in mind we are requesting that TRT funds be dedicated directly to the Tillamook Farmers' Market for a five year period in the amount of \$15,000 per year. This could be renewed predicated on the Council's assessment of the value and performance of the market. This funding would give us the financial underpinnings from which we could grow, reach out more effectively to the Willamette Valley, improve tourism, and enhance the vitality of downtown businesses. This financial assurance will enable us to do forward planning never before possible due to budget constraints.

* TFM continues to be a low cost alternative for budding entrepreneurs. Thinking long term, if these enterprises are successful, they can evolve into permanent local businesses, adding to Tillamook's vitality and enhancing tourism.

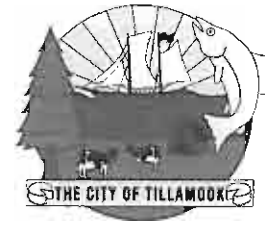
The Farmers' Market is very appreciative of the support we have received from the City in the past and look forward to an enduring positive relationship in the future.

Respectfully,

Tillamook Farmers' Market Board

Memo

City of Tillamook
210 Laurel Avenue
Tillamook, OR 97141



To: Honorable Mayor and City Council
From: City Manager Paul Wyntergreen
Date: May 7, 2012
Re: Economic Opportunity Analysis

Last Fall, the City received a \$25,000 grant from the State Department of Land Conservation and Development (DLCD) for the purpose of conducting an Economic Opportunities Analysis (EOA). This EOA is a document recognized by State Law as the necessary basis for any changes to the Economic Development aspects of a jurisdiction's Comprehensive Plan and zoning maps. It will also serve to assist in the development of other economic strategies such as marketing and branding. This EOA is intended to take a regional approach that is not bounded by the City Limits but also embraces the central portion of the County and therefore includes the County and Economic Development Council as key partners.

Once DLCD gave the City notice to proceed in February, an RFP was issued and four firms made proposals, which were email in a separate file for your review. After review and ranking by members of DLCD, City, and County staff, along with Dan Biggs of the EDC, the attached scoring was generated. The review team's recommendation is to enter into contract negotiations with ECO Northwest to serve as the Consultants for the EOA.

Thanks again,

Paul

EOA Consultant scoring sheets

	Johnson Reid	FCS	ECO Northwest
Category 1 – Proposals (35%) the appropriateness of the proposal in relation to the city and county's objectives as expressed above.	20	25	35
Category 2 – Resources and Capabilities (30%) the firm's resources and responsiveness, including the experience of key personnel assigned to the project with regard to their documented ability to successfully provide the proposed services.	35	30	25
Category 3 – Pricing (35%) The proposed pricing and the firm's approach to minimizing reimbursable costs such as travel, will be evaluated under this category.	35	35	35
TOTALS	75	90	95

Consent to Vacate a Portion of Second Street

The City of Tillamook City hereby gives its consent to “vacating” a portion of Second Street in the City of Tillamook City, Tillamook County, in the State of Oregon. The portion of Second Street to be “vacated” is that portion of Second Street west of Birch Avenue and east of Ash Avenue. Thus, the portion of Second Street between Birch Avenue and Ash Avenue will be “vacated”.

Northwest Medical Foundation of Tillamook, doing business as:

Adventist Health – Tillamook County General Hospital
Adventist Health Tillamook Medical Group
Adventist Health Tillamook Ambulance

is the requestor to “vacate” this portion of Second Street so as to build a new medical office building and associated parking.

The City of Tillamook City is the legal owner of the following properties:

No Street address

Assessors map location: 1S10 25AC 04601 4601

116 Birch Avenue

Assessors map location: 1S10 25AC 04400 4400

By: Suzanne Weber, Mayor

State of OREGON
County of Tillamook

Signed before me on _____, 2012

Notary Public – State of Oregon

My Commission Expires

Consent to Vacate a Portion of Ash Avenue

The City of Tillamook City hereby gives its consent to “vacating” a portion of Ash Avenue in the City of Tillamook City, Tillamook County, in the State of Oregon. The portion of Ash Avenue to be “vacated” is that portion of Ash Avenue (currently is designate as a street but has not been constructed as a street nor has it been used as a street) that is north from Second Street, beginning from the north end of the previously vacated portion of Ash Avenue between Third Street and Second Street, to the end of Ash Avenue. Thus, that portion of Ash Avenue that abuts to Second Street and runs north to the end of the Ash Avenue will be “vacated”.

Northwest Medical Foundation of Tillamook, doing business as:

Adventist Health – Tillamook County General Hospital
Adventist Health Tillamook Medical Group
Adventist Health Tillamook Ambulance

is the requestor to “vacate” this portion of Ash Avenue so as to build a new medical office building and associated parking.

The City of Tillamook City is the legal owner of the following properties:

No Street address

Assessors map location: 1S10 25AC 04601 4601

116 Birch Avenue

Assessors map location: 1S10 25AC 04400 4400

No Street address

Assessors map location: 1S10 25AC 04500 4500

By: Suzanne Weber, Mayor

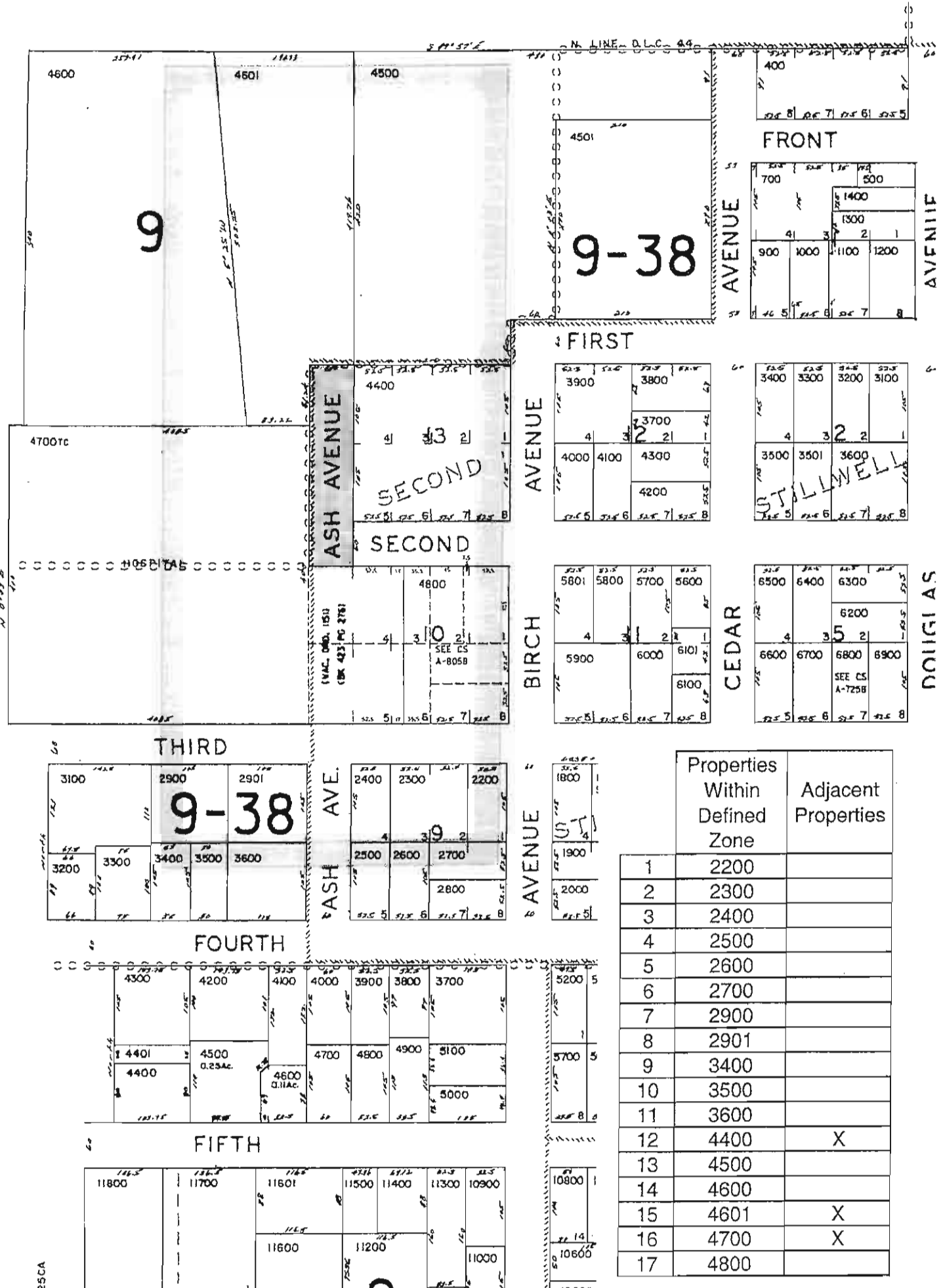
State of OREGON
County of Tillamook

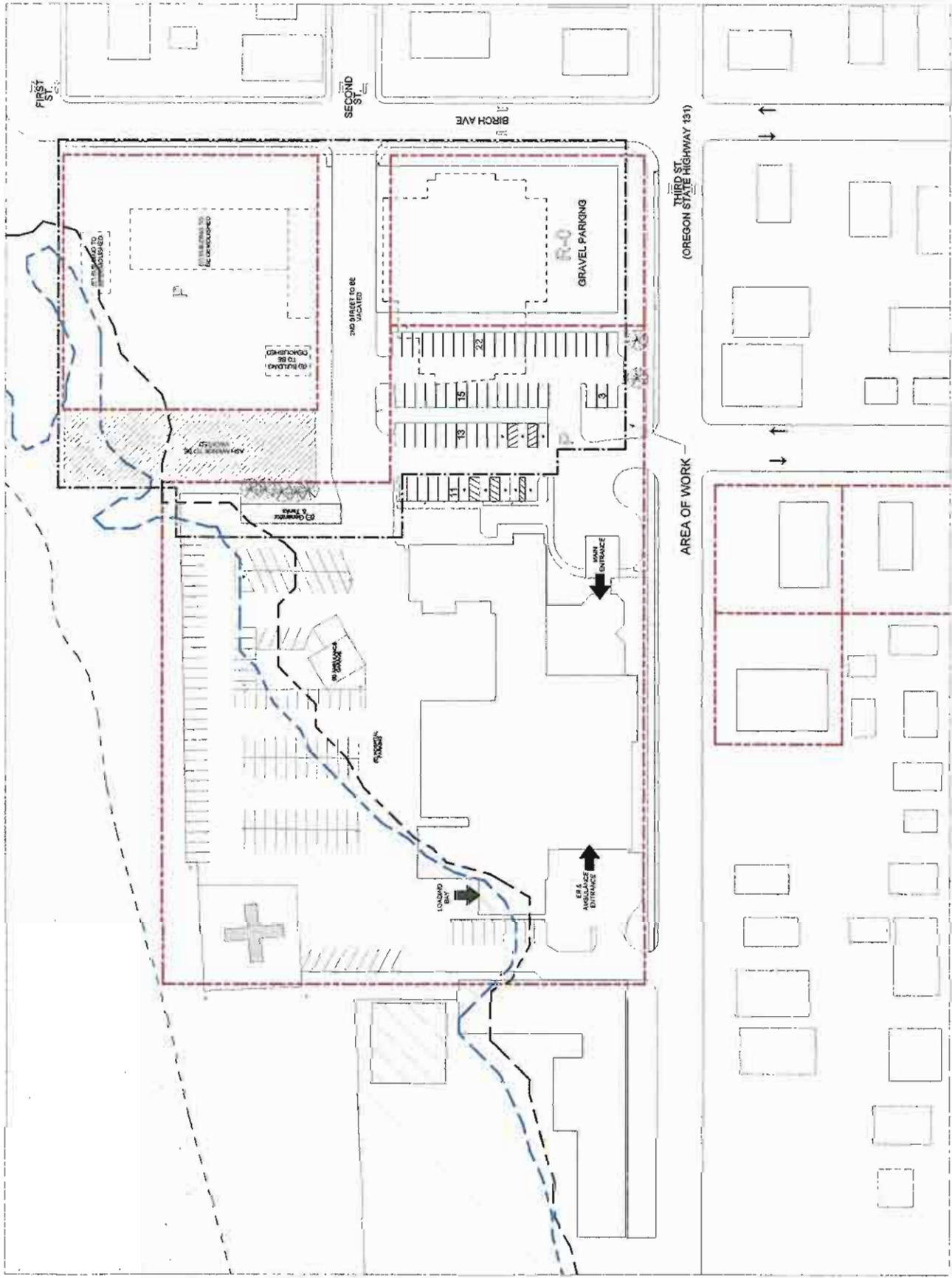
Signed before me on _____, 2012

Notary Public – State of Oregon

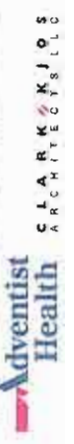
My Commission Expires

SEE MAP IS 10 25





Tillamook Medical Office Building
Northwest Medical Foundation of Tillamook



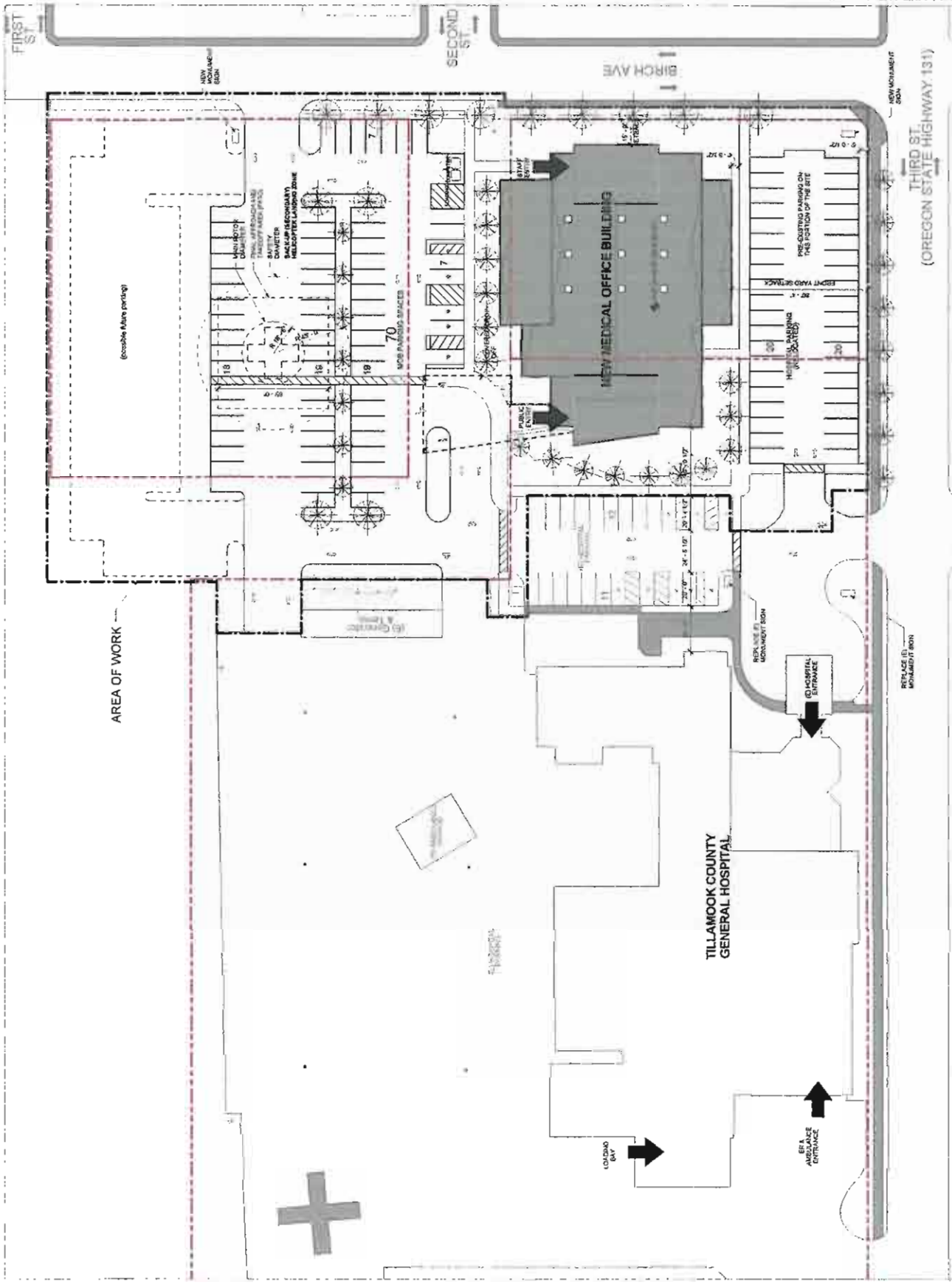
EXISTING SITE **PC1.01**

SCALE: 1" = 30'-0"



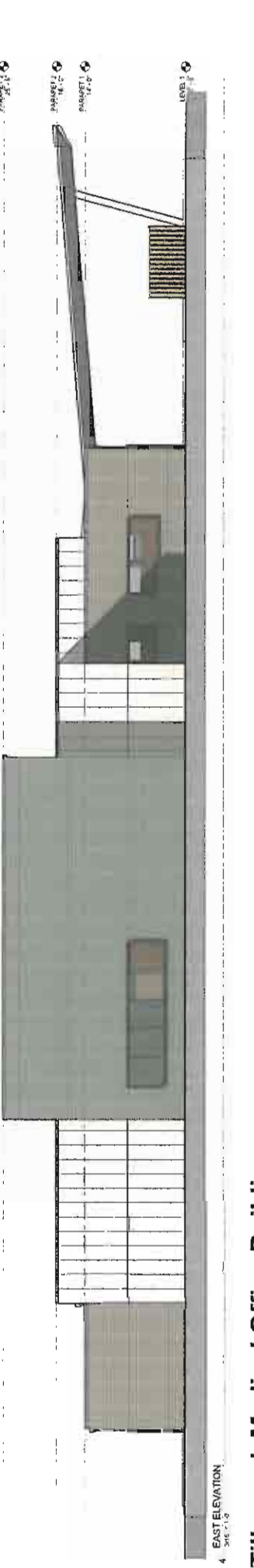
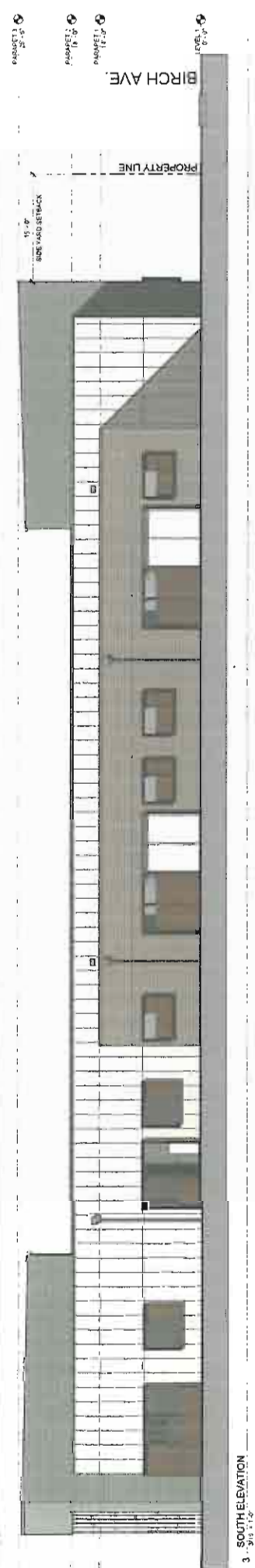
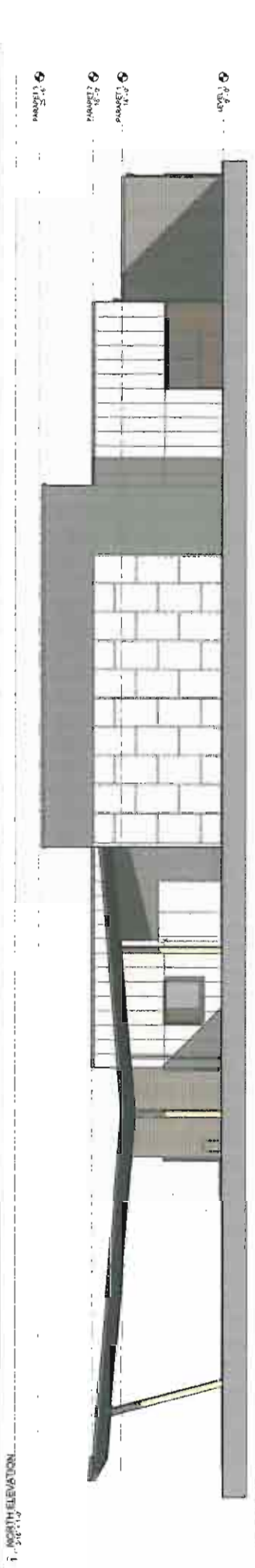
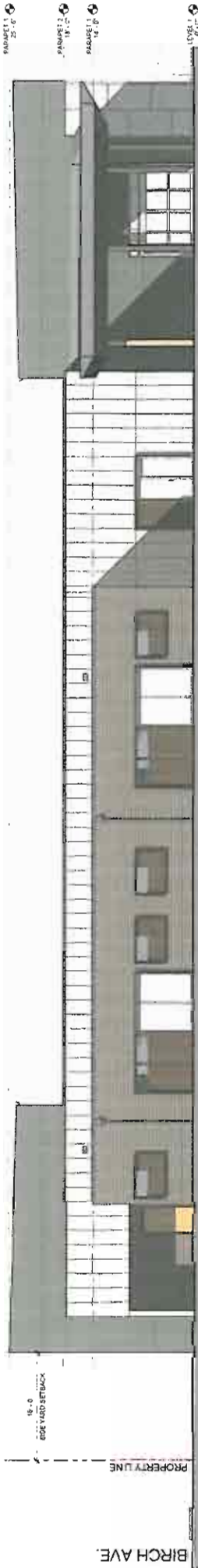
- LEGEND**
- AREA OF WORK
 - PROPERTY LINES
 - APPROXIMATE SPECIAL FLOOD HAZARD AREA (100 YEAR)
 - APPROXIMATE SPECIAL FLOOD HAZARD AREA (500 YEAR)
 - FLOODWAY AREA
 - ADVENTIST PROPERTIES
- ZONING**
- P PUBLIC & SEMI-PUBLIC DISTRICT
 - R-0 MULTIPLE USE RESIDENTIAL DISTRICT

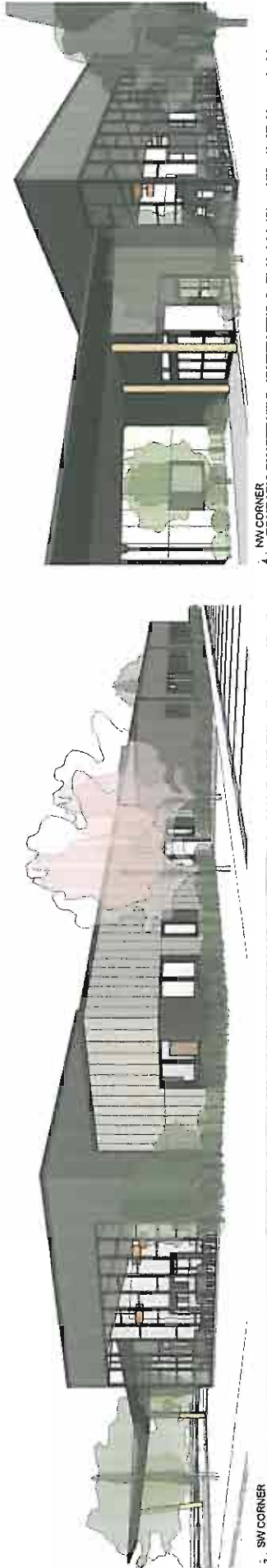
- SETBACKS FROM PROPERTY LINE FOR CORNER LOT:
- FRONT LOT: 20'
 - SIDE LOT: 15' (10' 1/2" FOR EACH SIDE LOT)
 - NO REAR YARD SETBACK REQUIRED
 - SIDE LOT HEIGHT LIMIT: 15'
 - 45' HEIGHT LIMIT



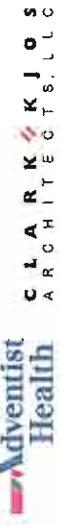
LEGEND	AREA OF WORK
	PROPERTY LINES
	LANDSCAPED AREA
SITE DATA	
TOTAL AREA OF PROPERTY	122,800 SF
BUILDING AREA	19,300 SF
PARKING LOT COVERAGE	50,608 SF
SIDEWALK COVERAGE	5,450 SF
TOTAL LANDSCAPED AREA	47,842 SF = 38.6%

SITE PLAN **PC2.01**
 03.30.12
 SCALE 3/8" = 1'-0"
 11049
 0' 15' 30' 45' 60'





Tillamook Medical Office Building
Northwest Medical Foundation of Tillamook



CLARK KIOS
 ARCHITECTS, LLC

OPTION 1 - SHAKES/LAP **PC5.01**

04.10.12
 11049

CLARK KIOS ARCHITECTS, LLC 04/10/2012

Monthly Report to Mayor and Council
Police Department
April 2011

- Aaron Miller is doing well in FTEP and if all goes well should be on his own by the end of May.
- Candidate testing was held on 4/20/12. This was the biggest turnout we have had. 44 persons took the written test. For the first time we charged the cost of the written test back to the candidates. This saved the city \$660.00. We have several candidates we will be looking at initially, who, if hired, would not have to go to the academy. I will keep you updated.
- I was appointed again by the Governor's Office to the State Medical Examiners Advisory Board.
- Department members completed First Aid, CPR training as well as annual hearing tests for OSHA requirements.
- City Hall basement security cameras were installed and we have been reimbursed for the cost to date. We will be working with CCIS to see what funds are still available, to possibly be used at the Public Works building.
- We worked with OLCC, with assistance from the Sheriff's Department and State Police, on minor decoy alcohol purchase in Tillamook. 27 businesses were checked and only at 3, were employees cited for selling to a minor, (person under 21 years of age). This was an 88 percent compliance rate which was above the approximate 76 percent state average.
- We are busy with budget, hiring, training and daily investigations. This year to date we have had 9 DUII arrests and 10 Minor in Possession cites. Last year to this date we had 3 DUII's and 3 Minor in possession cites. We have also recently been very busy with child abuse investigations.
- The cadets are still active and helped with parking at the Home and Garden Show.

Memo

City of Tillamook
210 Laurel Avenue
Tillamook, OR 97141



To: Honorable Mayor and City Council Members
From: David Mattison, City Planner *DM*
Date: May 3, 2012
Re: April 2012 Monthly Report City Planning Department

♦ **Building/Zoning Permits issued:**

- ▶ Shop Addition at 5109 Third Street,
- ▶ Home Occupation at 2526 Sixth Street,
- ▶ Interior Remodel at 1000 Third Street (Tillamook General Hospital),
- ▶ Building Alteration at 4603 Third Street (Tillamook County Fair),
- ▶ Shop Addition at 508 Collins Drive,
- ▶ Commercial Building at 4630 Third Street.

♦ **Sign Permits issued:**

- ▶ Home Occupation sign at 2526 Sixth Street,
- ▶ Quilt Show Event sign at 1115 Pacific Avenue,
- ▶ Knights of Columbus Dinner Event signs (4).

♦ **Electrical/Mechanical/Plumbing Permits issued (April):**

PENDING

COUNTY

SUBMITTAL

♦ **Special Projects:**

- ▶ City Heritage Tree List Development,
- ▶ Office move,
- ▶ Economic Opportunity Analysis (EOA) interviews.

♦ **Meetings/Correspondence:**

- ▶ Meeting with Debbi Reeves regarding Heritage Tree List development (04/02/12),
- ▶ Correspondence with Public Works Director Arley Sullivan regarding Ninth Street Park grant application (04/02/12),
- ▶ Meeting with PC Chair Jan Stewart regarding City Parks and Recreation Master Plan & Comp Plan development (04/04/12),
- ▶ Correspondence with Street Division Supervisor Jon Williams regarding Truck Route (04/12/12),
- ▶ Office Move (04/13/12 & 04/14/12),
- ▶ TAC Meeting for EOA Interviews (04/18/12),
- ▶ Meeting with PC Chair Jan Stewart regarding PC Hearing (04/19/12),
- ▶ Blue Heron Dog Park Meeting (04/19/12),
- ▶ Planning Commission Hearing (04/19/12),

- ▶ Coastal Planners Conference (04/20/12),
- ▶ Carnahan Tree Planting Ceremony (04/27/12),
- ▶ NFIP workshop (04/30/12).



Upcoming Event:

- ▶ Planning Commission Meeting (05/17/12).

City of Tillamook
210 Laurel Ave.
Tillamook, OR 97141



Memo

To: Paul Wyntergreen, City Manager
From: Arley Sullivan, Public Works Director
Date: 3 May 2012
Re: Director's Report for April 2012

A handwritten signature in dark ink, appearing to be "Arley", written over the "From:" line of the memo header.

The Bay City/Tillamook waterline intertie is moving forward. Goodwill is moving forward on their project on McKinster Road and are cooperating with the Bay City's engineer who is coordinating the waterline bore under the Wilson River for the intertie project.

We are scheduled to have a pre-construction meeting with the contractor and engineer and other stakeholders at Fawcett Creek in preparation for the Fish Passage/Stream Widening project. Also, a pre-construction meeting has been scheduled with the contractor and stakeholders for the Third Street Improvement project. Staff will be doing a walk through of the complete site with the Project Manager to identify any utility conflict areas prior to construction.

The new hire at the wastewater treatment division has successfully completed his probationary period. We are most pleased with his performance. Along with that a new hire, Lead Operator will be coming on board May 21st. He is well qualified in all phases of mechanical, electrical and civil construction skills.

Accounts Payable Computer Check Proof List



User: adm

Printed: 05/03/2012 - 4:10 PM

Invoice No	Description	Amount	Payment Date	Acct Number	Reference
Vendor:4387 3801	All Starr Signs Engraved acrylic signs for City H lobby Check Total:	165.00 165.00	05/07/2012	Check Sequence: 1 010-10-53230	ACH Enabled: No
Vendor:0041 012209	Bell's Office Machines 6 scans, (5) 24x36 copies-WW Div Check Total:	17.50 17.50	05/07/2012	Check Sequence: 2 022-22-53270	ACH Enabled: No
Vendor:3075 930384-01 931316	Blumenthal Uniform & Equipment Bomar-2 pants,3 shirts, emblems, etc. Coleman-Boots Check Total:	354.10 162.95 517.05	05/07/2012 05/07/2012	Check Sequence: 3 010-07-53410 010-07-53410	ACH Enabled: No
Vendor:4478 4.21.12 Stmt-1 4.21.12 Stmt-2 4.21.12 Stmt-3 4.21.12 Stmt-4 4.21.12 Stmt-5	CenturyLink Communications, In #313702676(503-842-4155) WWTP #313245010(503-842-7706) 12th St Lift St #314146376(503-842-3060) Filter Plant #313364492(503-842-2091) Swr Lift Statio #313436814(503-842-2578) Swr Lift St Check Total:	215.97 44.51 177.81 42.27 42.27 522.83	05/07/2012 05/07/2012 05/07/2012 05/07/2012 05/07/2012	Check Sequence: 4 022-22-53420 022-22-53420 021-01-53420 022-22-53420 022-22-53420	ACH Enabled: No
Vendor:4478 320019512-4/12 320019512-4/12	CenturyLink Communications, In 503-842-3060 Long Dist thru 4.21.12 503-842-4155 Long Dist thru 4.21.12 Check Total:	1.98 4.22 6.20	05/07/2012 05/07/2012	Check Sequence: 5 021-01-53420 022-22-53420	ACH Enabled: No
Vendor:4262 4/25/12 Stmt 4/26/12 Stmt	Charter Communications 503-815-8217, 5/5 to 6/4/12 503-815-1900, 5/6-6/5/12	146.01 32.45	05/07/2012 05/07/2012	Check Sequence: 6 010-01-53050 010-07-53420	ACH Enabled: No

Invoice No	Description	Amount	Payment Date	Acct Number	Reference
	Check Total:	178.46			
Vendor:0102 4/12 Smt-1 4/12 Smt-2 4/12 Smt-3	City Sanitary Service WWTP garbage, Acct 05048, Apr '12 17 City Garbage cans, Acct 04498 Apr '12 Police Garbage, Acct 04248, Apr '12 Check Total:	167.35 268.60 45.60 481.55	05/07/2012 05/07/2012 05/07/2012	Check Sequence: 7 022-22-53210 070-70-53370 010-07-53200	ACH Enabled: No
Vendor:0103 221331	Clyde West TYMCO sweeper training-Cole Check Total:	45.00 45.00	05/07/2012	Check Sequence: 8 020-20-53380	ACH Enabled: No
Vendor:4442 6771	CoastCom, Inc. Internet & dark fiber lease, May '12 Check Total:	100.00 100.00	05/07/2012	Check Sequence: 9 010-07-53420	ACH Enabled: No
Vendor:4892 Apr '12	Cheryl Davy Council stipend, April 2 & 16, 2012 Check Total:	50.00 50.00	05/07/2012	Check Sequence: 10 010-01-53415	ACH Enabled: No
Vendor:4514 89976 89980 89982 89983 90247 90250 90260	EC Electrical Construction Co. Trouble shoot pump #2-Brookfield Eastgate-replace pumps & install VFD's Eastgate&Front St pump st-install floats Install receptacle covers-Mixer Room Install flow switch-WWTP Tank maint. -2211 N Main-WW Div Replace pump motor-WWTP Check Total:	180.13 1,435.11 556.08 167.48 736.84 405.08 180.14 3,660.86	05/07/2012 05/07/2012 05/07/2012 05/07/2012 05/07/2012 05/07/2012 05/07/2012	Check Sequence: 11 022-22-53220 022-22-53220 022-22-53220 022-22-53210 022-22-53210 022-22-53470 022-22-53210	ACH Enabled: No
Vendor:4454 0308927 0309333 0309549 0309739	Ferguson Enterprises, Inc. #30 PVC pipe elbow-WW Div Fittings-WW Div (20) 4"x20" PVC SCH80 pipe-WW Div Fittings for sludge line-WW Div Check Total:	61.20 339.54 84.23 159.82 644.79	05/07/2012 05/07/2012 05/07/2012 05/07/2012	Check Sequence: 12 022-22-53230 022-22-53210 022-22-53210 022-22-53230	ACH Enabled: No
Vendor:4752 Apr '12	Steve Forster Council stipend, April 2 & 16, 2012	50.00	05/07/2012	Check Sequence: 13 010-01-53415	ACH Enabled: No

Invoice No	Description	Amount	Payment Date	Acct Number	Reference
	Check Total:	50.00			
Vendor:1015 13674-IN	Furrow Pump LMI Pump for Water plant Check Total:	1,275.19 1,275.19	05/07/2012	Check Sequence: 14 021-04-53200	ACH Enabled: No
Vendor:4776 189839	Graymont Capital Inc. 2.87 ton hydrated lime-WW Div Check Total:	602.70 602.70	05/07/2012	Check Sequence: 15 022-22-53040	ACH Enabled: No
Vendor:6038 Apr '12	Matthew Harris Council stipend, April 16, 2012 Check Total:	25.00 25.00	05/07/2012	Check Sequence: 16 010-01-53415	ACH Enabled: No
Vendor:0198 62423 63341 63508 64696 64698 65570 65572 66407 67439	Headlight Herald Officer recruitment ad 3/21/12 Lead Op Ad 3/28/12 H Herald Lead Op Ad 3/28/12 The News Guard Lead Op Ad 4/4/12 HHerald Pub Ntc CU-12-01 Adventest Health 4/4/12 Pub Ntc-City Hall closed 4/11/12 Pub Ntc-Supplemental Budget 4/11/12 Grand opening Goodspeed equip 4/18/12 Grand opening Goodspeed equip 4/25/12 Check Total:	20.55 38.10 31.04 38.10 139.65 68.50 165.54 52.50 52.50 606.48	05/07/2012 05/07/2012 05/07/2012 05/07/2012 05/07/2012 05/07/2012 05/07/2012 05/07/2012 05/07/2012 05/07/2012	Check Sequence: 17 010-07-53350 021-01-53580 021-01-53580 021-01-53580 010-05-53190 010-03-53190 010-03-53190 010-01-53070 010-01-53070	ACH Enabled: No
Vendor:4378 Apr '12	Doug Henson Council stipend. April 2 & 16, 2012 Check Total:	50.00 50.00	05/07/2012	Check Sequence: 18 010-01-53415	ACH Enabled: No
Vendor:4301 CITY.03.19.12 CITY.04.16.12	Jane Scott Video Productions Video taping CC mtg 3/5&19/12, 2 DVDs Video taping CC mtg 4/2 & 16/12, 2 DVDs Check Total:	520.00 520.00 1,040.00	05/07/2012 05/07/2012 05/07/2012	Check Sequence: 19 010-01-53050 010-01-53050	ACH Enabled: No
Vendor:4231 3090	Jeff Naegeli's Tillamook Plumb Put in tee for boiler flowmeter-WW Div Check Total:	133.00 133.00	05/07/2012	Check Sequence: 20 022-22-53210	ACH Enabled: No

Invoice No	Description	Amount	Payment Date	Acct Number	Reference
Vendor:0747 4096	John Putman Legal Serv. Mar '12, 1/19/12 & 2/10/12 Check Total:	4,966.50 4,966.50	05/07/2012	Check Sequence: 21 010-01-53060	ACH Enabled: No
Vendor:4050 62461	Kennedy/Jenks Consultants WWTP Performance Cert. thru 1/27/12 Check Total:	1,028.00 1,028.00	05/07/2012	Check Sequence: 22 022-22-53370	ACH Enabled: No
Vendor:0241 11363 12034 12099/12100 12143 12162 12162 12256 12296 12296 12512 12551 12627 12690 12710 12755 12904 12920 12934 12943	Kimnel's Hardwares & Houseware Wall anchors-Wtr Div Utility sink,(5)cs bottled water-Wtr Div Supplies for Wtr plant pump mounts CRC paint for Water plant tanks Drill bits, screws-Wtr plant City Hall copier/fax phone jack/line/etc Wedgets for under office furniture-Wtr D 2 cs bottled water for Wtr Shop Bolt,snap,chain-Well 2 gate latch 2 cs bottled water-Wtr Div Basement conference room locks 2 cs bottled water-Wtr Div Ballast,10wire nuts&connectors-Chambers 2 heaters-WW Div Screws, anchor, brace-Wtr Div 4 keys&cup hooks,LED flashlight,garb bgs Electrical connectors-Well 3 Paint supplies for Well 2 Pump-WW Div Check Total:	10.00 110.02 155.77 250.00 36.06 26.26 8.76 15.38 12.30 15.38 61.99 15.38 40.17 49.98 7.69 69.13 61.95 37.25 210.00 1,193.47	05/07/2012 05/07/2012 05/07/2012 05/07/2012 05/07/2012 05/07/2012 05/07/2012 05/07/2012 05/07/2012 05/07/2012 05/07/2012 05/07/2012 05/07/2012 05/07/2012 05/07/2012 05/07/2012 05/07/2012 05/07/2012 05/07/2012	Check Sequence: 23 021-02-53250 021-04-53200 021-04-53200 021-04-53200 021-04-53200 010-10-53230 021-02-53270 021-02-53250 021-05-58120 021-02-53250 010-10-53230 021-02-53250 010-10-53230 022-22-53270 021-02-53250 021-04-53200 021-05-58130 021-05-58120 022-22-53230	ACH Enabled: No
Vendor:4959 ML04131201	Lecdway, LLC 2 police vests Check Total:	510.00 510.00	05/07/2012	Check Sequence: 24 010-07-53410	ACH Enabled: No
Vendor:4472 CL86301 CL86301 CL86301 CL87817 CL87817 CL87817	Marc Nelson Oil Products 01-0006091, Wtr fuel 4/1 to 4/15/12 01-0006091, WWTP fuel 4/1 to 4/15/12 01-0006091, Street fuel 4/1 to 4/15/12 01-0006091, Street fuel 4/15 to 4/30/12 01-0006091, WWTP fuel 4/15 to 4/30/12 01-0006091, Wtr fuel 4/15 to 4/30/12	494.28 336.63 406.32 528.90 220.71 482.35	05/07/2012 05/07/2012 05/07/2012 05/07/2012 05/07/2012 05/07/2012	Check Sequence: 25 021-03-53140 022-22-53140 020-20-53140 020-20-53140 022-22-53140 021-03-53140	ACH Enabled: No

Invoice No	Description	Amount	Payment Date	Acct Number	Reference
	Check Total:	2,469.19			
Vendor:0958 Apr '12	Joseph Martin Council stipend, April 2 & 16, 2012 Check Total:	50.00 50.00	05/07/2012	Check Sequence: 26 010-01-53415	ACH Enabled: No
Vendor:4440 1003-4/12 1004-4/12	Mary Veek-Kendrick Wastewater Janitorial, April 2012 Police Janitorial, April 2012 Check Total:	400.00 250.00 650.00	05/07/2012 05/07/2012	Check Sequence: 27 022-22-53210 010-07-53200	ACH Enabled: No
Vendor:0878 46746	Mechtronics Heater repair/#2110-Lyda Check Total:	182.85 182.85	05/07/2012	Check Sequence: 28 021-03-53252	ACH Enabled: No
Vendor:4005 3735	Morgans Electric Repair service @ Goodspeed Park Check Total:	547.09 547.09	05/07/2012	Check Sequence: 29 020-20-53230	ACH Enabled: No
Vendor:6004 11-201204	Net Assets Corporation Title Searches for the month of Apr '12 Check Total:	10.00 10.00	05/07/2012	Check Sequence: 30 010-10-53350	ACH Enabled: No
Vendor:4489 3809	New Age Car Wash Truck #1 touch free wash bay-Wtr Div Check Total:	9.00 9.00	05/07/2012	Check Sequence: 31 021-03-53252	ACH Enabled: No
Vendor:5077 S4519780.001 S4519780.002 S4519780.003	North Coast Electric (3) switches,cutting pliers,wire mrkr-Wt (7) switches-Wtr plant (8) Switch marker plates - Wtr Div Check Total:	300.78 495.60 41.84 838.22	05/07/2012 05/07/2012 05/07/2012	Check Sequence: 32 021-04-53200 021-04-53200 021-04-53200	ACH Enabled: No
Vendor:4609 379	Northwest Media Consultants Web services, April 2012 Check Total:	105.25 105.25	05/07/2012	Check Sequence: 33 010-10-53370	ACH Enabled: No

Invoice No	Description	Amount	Payment Date	Acct Number	Reference
Vendor:1029 13262	OAWU Operations & Maint. Manual class-TL/SB Check Total:	300.00 300.00	05/07/2012	Check Sequence: 34 021-02-53070	ACH Enabled: No
Vendor:6003 218146 219696 219697	Oce Imagistics Copies W2522-PD, 3/18 to 4/18/12 Copies WZB45-CR, 3/18 to 4/18/12 Copies W3522-Front, 3/18 to 4/18/12 Check Total:	50.29 22.55 327.61 400.45	05/07/2012 05/07/2012 05/07/2012	Check Sequence: 35 010-10-53240 010-10-53240 010-10-53240	ACH Enabled: No
Vendor:4593 605962867001 606186500001	Office Depot Name plate-Yuriy Generic HP15 ink ctg-AS Check Total:	5.23 10.31 15.54	05/07/2012 05/07/2012	Check Sequence: 36 021-02-53270 021-02-53270	ACH Enabled: No
Vendor:4081 345370 372370 410273 410273 410273 411688 432206/014633 470524 523409	OfficeMax Incorporated Color & blk ink ctgs-Reeves 3-coffee,pens, pencils-PD Epson T069520 clr multi-pk-Casey HP 920 blk ink ctg-WW Div Unbreakable wall files-Wtr Div Toilet tissue & paper cups-Breakroom HP93 clr ink/less keyboard credit-AD HP78 clr ctg-AS Small labels for Agmt files-AD Check Total:	60.71 65.98 25.05 14.31 10.22 71.07 2.26 26.39 5.20 281.19	05/07/2012 05/07/2012 05/07/2012 05/07/2012 05/07/2012 05/07/2012 05/07/2012 05/07/2012 05/07/2012	Check Sequence: 37 010-03-53270 010-07-53270 010-04-53270 022-22-53270 021-02-53270 010-10-53230 010-03-53270 021-02-53270 010-03-53270	ACH Enabled: No
Vendor:0799 2040175 2040175 2040175	One Call Concepts, Inc. One Call TILL02 - Month of Apr '12 One Call TKWC01 - Month of Apr '12 One Call TILL01 - Month of Apr '12 Check Total:	13.20 11.88 13.20 38.28	05/07/2012 05/07/2012 05/07/2012	Check Sequence: 38 020-20-53420 021-02-53260 022-22-53420	ACH Enabled: No
Vendor:0352 20120412	OR Assoc Chiefs of Police Standard & Assoc POST tests-PD Check Total:	16.50 16.50	05/07/2012	Check Sequence: 39 010-07-53350	ACH Enabled: No
Vendor:0125 WQ13WSC-0125	OR Dept of Environmental Qual WW Sys Op Cert Support Fee-2012	120.00	05/07/2012	Check Sequence: 40 022-22-53290	ACH Enabled: No

Invoice No	Description	Amount	Payment Date	Acct Number	Reference
	Check Total:	120.00			
Vendor:0125 USTC12-1711	OR Dept of Environmental Qual City Shop clean up, Mar 2012, less cr Check Total:	891.85 891.85	05/07/2012	Check Sequence: 41 020-20-53200	ACH Enabled: No
Vendor:0336 Apr 2012 April 2012	OR Dept of Revenue Other State Fees, Apr '12 Unitary Assessment, Apr '12 Check Total:	37.00 998.31 1,035.31	05/07/2012 05/07/2012	Check Sequence: 42 010-00-41080 010-00-41110	ACH Enabled: No
Vendor:4915 OR4100893-2011	Oregon Health Authority 2011 Survey Fee - Water Div Check Total:	1,600.00 1,600.00	05/07/2012	Check Sequence: 43 021-01-53290	ACH Enabled: No
Vendor:5024 5.1.12 5.1.2012	Petty Cash - PD-Maria Grzelak Petty Cash Police-postage Petty Cash Police-OLCC dinner Check Total:	64.80 35.20 100.00	05/07/2012 05/07/2012	Check Sequence: 44 010-07-53300 010-07-53350	ACH Enabled: No
Vendor:0386 5501891288 5501891288 5501891288 5501891288 5501891288 5501891288 5501891288 5501891288	Pitney Bowes Inc. Portion of postage machine ink Portion of postage machine ink Portion of postage machine ink Portion of postage machine ink Portion of postage machine ink Portion of postage machine ink Portion of postage machine ink Portion of postage machine ink Check Total:	0.40 5.68 8.57 29.22 0.79 18.86 0.85 0.47 0.60 65.44	05/07/2012 05/07/2012 05/07/2012 05/07/2012 05/07/2012 05/07/2012 05/07/2012 05/07/2012 05/07/2012	Check Sequence: 45 010-05-53300 010-04-53300 010-07-53300 021-01-53300 020-20-53300 010-03-53300 010-01-53300 022-22-53300 010-10-53250	ACH Enabled: No
Vendor:4388 5/3/12 5/3/12 5/3/12 5/3/12 5/3/12 5/3/12 5/3/12	Pitney Bowes Reserve Account Prepaid Postage - Machine Prepaid Postage - Machine Prepaid Postage - Machine Prepaid Postage - Machine Prepaid Postage - Machine Prepaid Postage - Machine Prepaid Postage - Machine	7.73 5.04 125.84 77.94 198.44 0.40 47.45	05/07/2012 05/07/2012 05/07/2012 05/07/2012 05/07/2012 05/07/2012 05/07/2012	Check Sequence: 46 010-10-53250 022-22-53300 010-03-53300 010-07-53300 021-01-53300 020-20-53300 010-04-53300	ACH Enabled: No

Invoice No	Description	Amount	Payment Date	Acct Number	Reference
5/3/12	Prepaid Postage - Machine	8.35	05/07/2012	010-01-53300	
5/3/12	Prepaid Postage - Machine	28.81	05/07/2012	010-05-53300	
	Check Total:	500.00			
Vendor:4397	Prevailing Communications			Check Sequence: 47	ACH Enabled: No
4156	1 Kenwood Radio, etc.- PD	1,401.00	05/07/2012	010-07-54040	
	Check Total:	1,401.00			
Vendor:4973	Ricoh USA, Inc.			Check Sequence: 48	ACH Enabled: No
POR12010048	WWTP electronic doc mgmt-1/17/12	8,171.21	05/07/2012	022-22-53370	
POR12010068	WWTP electronic doc mgmt-1/20/12	613.81	05/07/2012	022-22-53370	
POR12010078	WWTP electronic doc mgmt-1/3/12	2,931.55	05/07/2012	022-22-53370	
POR12020097	WWTP electronic doc mgmt-1/31/12	2,244.05	05/07/2012	022-22-53370	
	Check Total:	13,960.62			
Vendor:4391	Robert W. Riggert			Check Sequence: 49	ACH Enabled: No
May 2012	Property Purchase Pmt 79/2302 3rd St	2,108.00	05/07/2012	010-07-54050	
	Check Total:	2,108.00			
Vendor:4972	Rosemount, Inc.			Check Sequence: 50	ACH Enabled: No
70212805	Pressure transmitter-Wtr plant	1,269.09	05/07/2012	021-04-53200	
	Check Total:	1,269.09			
Vendor:0407	Rosenberg Builder's Supply Inc			Check Sequence: 51	ACH Enabled: No
1203-854991	1/8" Dremel carbide cutter-WW Div	11.99	05/07/2012	022-22-53230	
1203-855127	Dremel high speed router bit-WW Div	9.49	05/07/2012	022-22-53230	
1203-855370	Fittings-WW Div	18.46	05/07/2012	022-22-53230	
1203-855379	Fittings-WW Div	3.00	05/07/2012	022-22-53230	
1203-855398	Fittings-WW Div	1.29	05/07/2012	022-22-53230	
1203-855636	Watch/calculator battery-WW Div	4.29	05/07/2012	022-22-53230	
1203-856209	Bolts,nuts,washers,fittings-WW Div	76.51	05/07/2012	022-22-53230	
1203-856362	Hose clamps,fittings-WW Div	53.62	05/07/2012	022-22-53230	
1203-856607&396	(17) 2x4-8,(40)joist hangers,less cr.-WW	74.20	05/07/2012	022-22-53230	
1203-857275	Pinle hook mounting plate,cbl ties-WW	75.87	05/07/2012	022-22-53230	
1204-858883	(2)continuous hinges,angle,ext spring-WW	68.29	05/07/2012	022-22-53230	
1204-859036	Angle, rivets-WW Div	20.97	05/07/2012	022-22-53230	
1204-859510	Thermostat-WW Div	22.99	05/07/2012	022-22-53230	
1204-859521	(2)96" fluorescent tubes,Sharpies-St Div	32.45	05/07/2012	020-20-53230	
1204-859655	Pipe insulation,6anchors,fittings-WW Div	42.30	05/07/2012	022-22-53230	
1204-860145	8 wedge anchors-Handicapped picnic tbl	6.00	05/07/2012	020-20-53350	
1204-861628	Lightbulbs-Carnahan	6.87	05/07/2012	020-20-53250	

Invoice No	Description	Amount	Payment Date	Acct Number	Reference
1204-861628	2 tape measures for St Div trucks	16.48	05/07/2012	020-20-53230	
1204-861866	Hose adapter, PVC bushing-WW Div	3.78	05/07/2012	022-22-53230	
1204-861994	4 concrete mix-Hole in sidewalk/6th&Paci	11.56	05/07/2012	020-20-54065	
1204-865747	Paint,sanding pad,alcohol-Sweeper	12.54	05/07/2012	020-20-53210	
1204-866003	Blk duck tape,Krylon enamel gloss-Swepr	9.48	05/07/2012	020-20-53210	
1204-866279	10 lb quik plug hydraulic cement-WW Div	11.49	05/07/2012	022-22-53230	
1204-866566	Pint wet/dry hot PVC cement,prpl primer	23.48	05/07/2012	022-22-53230	
1204-867250	(10) Plywood -Wtr Div move	273.06	05/07/2012	021-06-53020	
1204-867536	5 ft 2" galv pipe,cable ties,concrete-WW	49.02	05/07/2012	022-22-53230	
1204-868201	2" Brass ball valve-WW Div	47.99	05/07/2012	022-22-53230	
1204-868204	Paint for gold shovels-Tree Planting	6.59	05/07/2012	020-20-53210	
1204-870238	2 pry bars,vort GFCI cover, elbow-WW	32.95	05/07/2012	022-22-53230	
1204-870500	3/8 clevis grab hook-WW Div	6.49	05/07/2012	022-22-53230	
1204-870587	Extension spring, 2 pails-WW Div	12.77	05/07/2012	022-22-53230	
1204-870867	White shelf,brackets,screws-WW Div	34.79	05/07/2012	022-22-53230	
1204-871145	(2) single blank weatherproof covers-WW	2.98	05/07/2012	022-22-53230	
	Check Total:	1,084.04			
Vendor:0437 36970	S & W Electric Works, Inc. Rebuilt Goulds 1 hp submersible pump Check Total:	498.00 498.00	05/07/2012	Check Sequence: 52 022-22-53470	ACH Enabled: No
Vendor:4728 Apr '12	John Sandusky Council stipend, April 2 & 16, 2012 Check Total:	50.00 50.00	05/07/2012	Check Sequence: 53 010-01-53415	ACH Enabled: No
Vendor:4569 38462	Scovel's Service Center Tow abandoned veh-TC12-2485 Check Total:	100.00 100.00	05/07/2012	Check Sequence: 54 010-07-53060	ACH Enabled: No
Vendor:4777 9542	Setere & Sons Ltd Transportation serv/Hydrated lime-WW Div Check Total:	832.00 832.00	05/07/2012	Check Sequence: 55 022-22-53040	ACH Enabled: No
Vendor:0526 Apr '12	Tillamook Chamber of Commerce TRT 10% Chamber, April 2012 Check Total:	1,810.43 1,810.43	05/07/2012	Check Sequence: 56 070-00-41230	ACH Enabled: No
Vendor:0525 Mar 2012	Tillamook Co. Treasurer Portion County Phone Bill, Mar '11	20.29	05/07/2012	Check Sequence: 57 021-01-53420	ACH Enabled: No

Invoice No	Description	Amount	Payment Date	Acct Number	Reference
Mar 2012	Portion County Phone Bill, Mar '11	20.29	05/07/2012	010-05-53420	
Mar 2012	Portion County Phone Bill, Mar '11	41.79	05/07/2012	010-03-53420	
Mar 2012	Portion County Phone Bill, Mar '11	20.29	05/07/2012	010-04-53420	
Mar 2012	Portion County Phone Bill, Mar '11	8.25	05/07/2012	020-20-53420	
Mar 2012	Portion County Phone Bill, Mar '11	8.25	05/07/2012	022-22-53420	
Mar 2012	Portion County Phone Bill, Mar '11	69.82	05/07/2012	010-07-53420	
	Check Total:	188.98			
Vendor:0525	Tillamook Co. Treasurer				ACH Enabled: No
Apr '12	LEMLA Assessment, Apr '12	283.00	05/07/2012	Check Sequence: 58 010-00-41090	
	Check Total:	283.00			
Vendor:0505	Tillamook Motor Company				ACH Enabled: No
136410	Car #3-PD-(2) wiper assemblies	17.36	05/07/2012	Check Sequence: 59 010-07-53250	
86075	F250 - PD-Auto trans serv,lube,oil,fltrs	301.87	05/07/2012	010-07-53250	
86265	E227839-PD-Lube,oil,filter	52.77	05/07/2012	010-07-53250	
86302	Tahoe-PD-pwr steering pump&pressure line	333.22	05/07/2012	010-07-53250	
	Check Total:	705.22			
Vendor:0506	Tillamook Pharmacy				ACH Enabled: No
775461	Ibuprofen 1000 ct - PD	19.99	05/07/2012	Check Sequence: 60 010-07-53270	
	Check Total:	19.99			
Vendor:0510	Tillamook PUD				ACH Enabled: No
Apr '12 Smt-1	12874-512, 3497 Kephart Rd Wtr Dept	41.85	05/07/2012	Check Sequence: 61 021-05-58110	
Apr '12 Smt-10	19915-515, Lift Station Front Street	79.27	05/07/2012	022-22-53430	
Apr '12 Smt-11	74209-515, City Lights	2,559.79	05/07/2012	020-20-53430	
Apr '12 Smt-12	20215-515, 108 Birch	133.35	05/07/2012	020-20-53430	
Apr '12 Smt-13	20216-515, 108 Birch	26.89	05/07/2012	020-20-53430	
Apr '12 Smt-14	20217-515, 116 Birch-Warehouse	31.05	05/07/2012	021-02-53240	
Apr '12 Smt-15	20218-515, 116 Birch-Warehouse	49.73	05/07/2012	021-02-53240	
Apr '12 Smt-16	20274-515, 4th & Main-Traffic Lights	41.41	05/07/2012	020-20-53430	
Apr '12 Smt-17	20304-515, 3rd & Main-Signals	31.71	05/07/2012	020-20-53430	
Apr '12 Smt-18	20306-515, 3rd & Pacific Signals	30.92	05/07/2012	020-20-53430	
Apr '12 Smt-19	20414-515, 210 Laurel Ave, City Hall	485.66	05/07/2012	010-10-53430	
Apr '12 Smt-2	15557-508, Lift Station 12th & Laurel	777.75	05/07/2012	022-22-53430	
Apr '12 Smt-20	20415-515, 210 Laurel Ave, City Hall	359.60	05/07/2012	010-10-53430	
Apr '12 Smt-21	20432-515, 1st & Main Avenue	43.99	05/07/2012	020-20-53430	
Apr '12 Smt-22	35062-515, Marine Park Front Street	23.07	05/07/2012	020-20-53430	
Apr '12 Smt-23	35427-509, Brookfield Rd Lift Station	119.07	05/07/2012	022-22-53430	
Apr '12 Smt-24	53747-501, Wilson Rv Lp & Hwy 101 N Sgnl	64.65	05/07/2012	020-20-53430	
Apr '12 Smt-25	65596-510, 2302 3rd St, Police Station	173.22	05/07/2012	010-07-53420	

Invoice No	Description	Amount	Payment Date	Acct Number	Reference
Apr '12 Stmt-26	75272-515, 210 Laurel, Transit Cntr	160.48	05/07/2012	010-10-53430	
Apr '12 Stmt-27	78075-507, 845 3rd St, WWTP	4,400.60	05/07/2012	022-22-53430	
Apr '12 Stmt-28	6779-401, 7995 Killam Crk Rd	287.15	05/07/2012	021-04-53430	
Apr '12 Stmt-29	85596, 1815 1st, pkg lot	45.80	05/07/2012	020-20-53430	
Apr '12 Stmt-3	16663-510, Restrooms Goodspeed Park	41.88	05/07/2012	020-20-53430	
Apr '12 Stmt-4	16664-510, Goodspeed Park	23.26	05/07/2012	020-20-53430	
Apr '12 Stmt-5	16709-510, 4th & Pacific signals	35.41	05/07/2012	020-20-53430	
Apr '12 Stmt-6	17498-511, Meadow Avenue	70.06	05/07/2012	022-22-53430	
Apr '12 Stmt-7	17975-511, 3610 Alder Lane Well #3	2,125.63	05/07/2012	021-05-58130	
Apr '12 Stmt-8	17990-511, 3809 Alder Lane Well #2	1,211.32	05/07/2012	021-05-58120	
Apr '12 Stmt-9	18512-512, 9th Street Park	26.96	05/07/2012	020-20-53430	
	Check Total:	13,501.53			
Vendor:0511	Tillamook Tire Service, Inc.			Check Sequence: 62	ACH Enabled: No
J09525	Used tire for Sweeper	41.00	05/07/2012	020-20-53210	
J09649	Flat repair Kubota Lawnmower-St Div	10.00	05/07/2012	020-20-53210	
	Check Total:	51.00			
Vendor:2051	Timothy M. Dolan			Check Sequence: 63	ACH Enabled: No
13050	Professional Services Month of Apr 2012	510.00	05/07/2012	010-04-53060	
	Check Total:	510.00			
Vendor:4966	Transport Wisdom			Check Sequence: 64	ACH Enabled: No
12403	Cole-CDL testing	165.00	05/07/2012	020-20-53130	
	Check Total:	165.00			
Vendor:0541	United Pipe & Supply			Check Sequence: 65	ACH Enabled: No
8822896/8839071	24" Butterfly Valve less credit	4,896.61	05/07/2012	021-06-53250	
8833849	(8) meter stops-Wtr Div	262.47	05/07/2012	021-06-53250	
	Check Total:	5,159.08			
Vendor:4039	Waterlab Corp.			Check Sequence: 66	ACH Enabled: No
58582	Wtr Testing 3/20&21, 2012 various tests	775.00	05/07/2012	021-06-58010	
	Check Total:	775.00			
Vendor:4381	Suzanne Weber			Check Sequence: 67	ACH Enabled: No
Apr '12	Council stipend, April 2 & 16, 2012	50.00	05/07/2012	010-01-53415	
	Check Total:	50.00			

Invoice No	Description	Amount	Payment Date	Acct Number	Reference
Vendor:4398 17967 19117 20297	West Coast Linen Red shop towel service Red shop towel service Red shop towel service Check Total:	17.33 17.33 17.33 51.99	05/07/2012 05/07/2012 05/07/2012	Check Sequence: 68 020-20-53230 020-20-53230 020-20-53230	ACH Enabled: No
Vendor:4971 3/31/12	Willamette Valley Medical Cent Pre-employment physical exam-Gower Check Total:	177.50 177.50	05/07/2012	Check Sequence: 69 010-07-53350	ACH Enabled: No
Vendor:0571 4.19.12	Jon Williams Reimb for gas-APWA school-Williams Check Total:	10.00 10.00	05/07/2012	Check Sequence: 70 020-20-53140	ACH Enabled: No
	Total for Check Run:	72,857.21			
	Total Number of Checks:	70			

Accounts Payable Computer Check Proof List

User: adm
Printed: 04/30/2012 - 4:04 PM



Invoice No	Description	Amount	Payment Date	Acct Number	Reference
Vendor:4191 Fawcett Intake	Tillamook Co. Dept. Comm. Dev. Lot line adj. with Geo. Hurliman Check Total:	409.00 409.00	05/01/2012	Check Sequence: 1 021-06-55065	ACH Enabled: No
Total for Check Run:		409.00			
Total Number of Checks:		1			